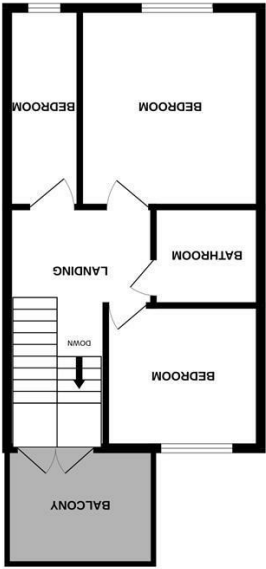
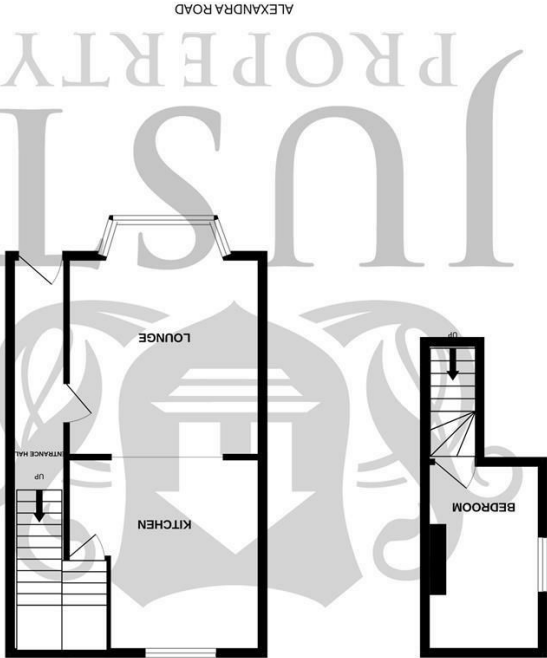


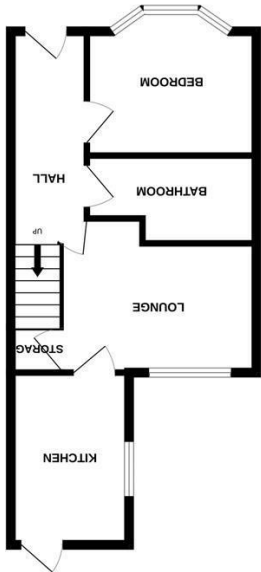
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-38)
	E	(39-54)
	D	(55-69)
	C	(69-80)
	B	(81-93)
	A	(93-100)
	Very energy efficient - lower running costs	



1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency should be given.

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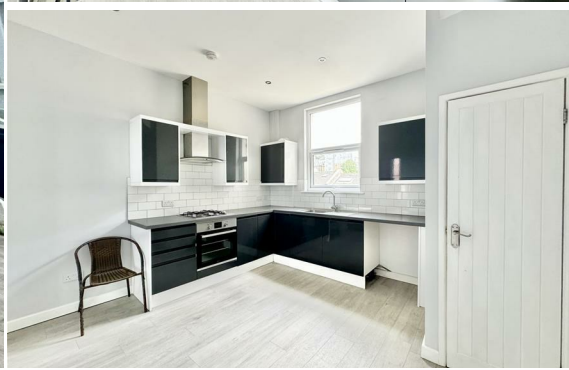


5 Bedrooms 2 Receptions 2 Bathrooms sq ft

16 Alexandra Road, St. Leonards-On-Sea, TN37 6LD

Freehold

£465,000







Freehold

£465,000



5 Bedrooms 2 Receptions 2 Bathrooms sq ft

## PROPERTY DETAILS

A Versatile Victorian Home with Two Self-Contained Leasehold Dwellings – Sold as One Freehold

Located on the ever-popular Alexandra Road in St Leonards, just a short walk from the mainline station, town centre, and the seafront, this charming Victorian terraced property offers a rare and flexible opportunity. Beautifully converted into two self-contained dwellings—a lower ground floor flat and an upper maisonette—the property is being sold as one freehold, making it ideal for multi-generational living, home and income use, or as a strong investment opportunity.

The maisonette is accessed via a private entrance and opens into a bright and welcoming lounge. At the rear, a spacious kitchen/breakfast room provides ample space for cooking and dining. Upstairs, there are three bedrooms, a modern family bathroom, and access to a sunny aspect balcony—a peaceful spot to enjoy the outdoors.

The lower ground floor flat also enjoys its own private entrance and comprises a generous lounge, two bedrooms, and a stylish, modern kitchen located on a slightly raised level. To the rear, a private courtyard garden benefits from a sunny aspect and offers a secluded space for relaxing or entertaining.

This unique property blends period character with practical, modern living. Its central location ensures easy access to local amenities, transport links, and the coast, while the layout offers real flexibility for a range of buyers.

Early viewing is highly recommended to fully appreciate the potential and charm of this one-of-a-kind home.

## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	8'8" x 9'5" (2.65m x 2.88m)
Lounge	Lower Ground Floor Entrance
14'11" x 11'10" (4.55m x 3.61m)	Hall
Kitchen	Bedroom
11'10" x 12'4" (3.62m x 3.76m)	10'5" x 11'6" (3.20m x 3.52m)
Stairs To First Floor	Family Bathroom
Balcony	Lounge
Landing	12'0" x 11'11" (3.67m x 3.65m)
Bedroom	Kitchen
12'4" x 4'1" (3.76m x 1.25m)	10'10" x 7'9" (3.31m x 2.38m)
Bedroom	Stairs To Bedroom
10'10" x 9'3" (3.31m x 2.82m)	Bedroom
Family Bathroom	10'11" x 7'11" (3.33m x 2.43m)
	Front & Rear Courtyards

## FEATURES

- CHAIN FREE
- Substantial Five Bedroom Terraced Home
- Well-Presented & Modernised Throughout
- Excellent Location Adjacent To Mainline Station & Town Centre
- Sunny Aspect Balcony & Rear Courtyard
- Freehold Property
- Walking Distance To Seafront
- Self-Contained Upper & Lower Ground Floor Accommodation
- Gas Central Heating
- UPVC Double Glazing



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.