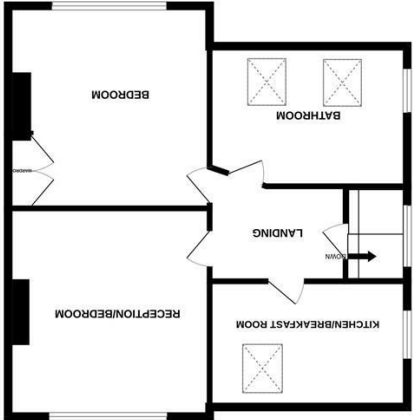




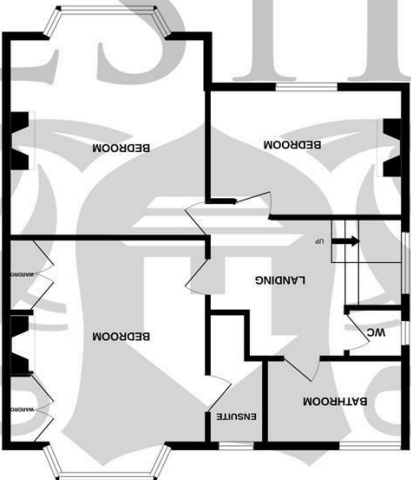
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

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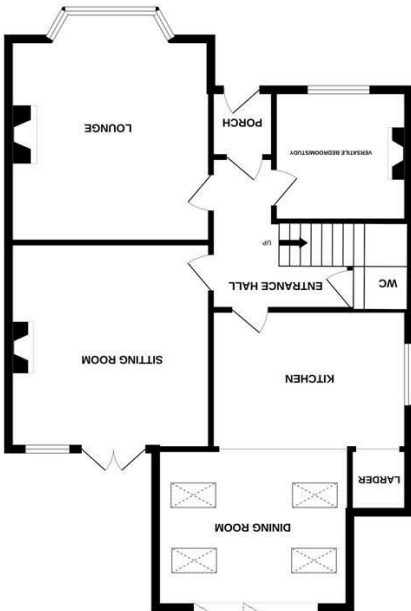
England & Wales		EU Directive 2002/91/EC
Not energy efficient - higher running costs		
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
Very energy efficient - lower running costs		
		Current
		Potential



SECOND FLOOR



FIRST FLOOR



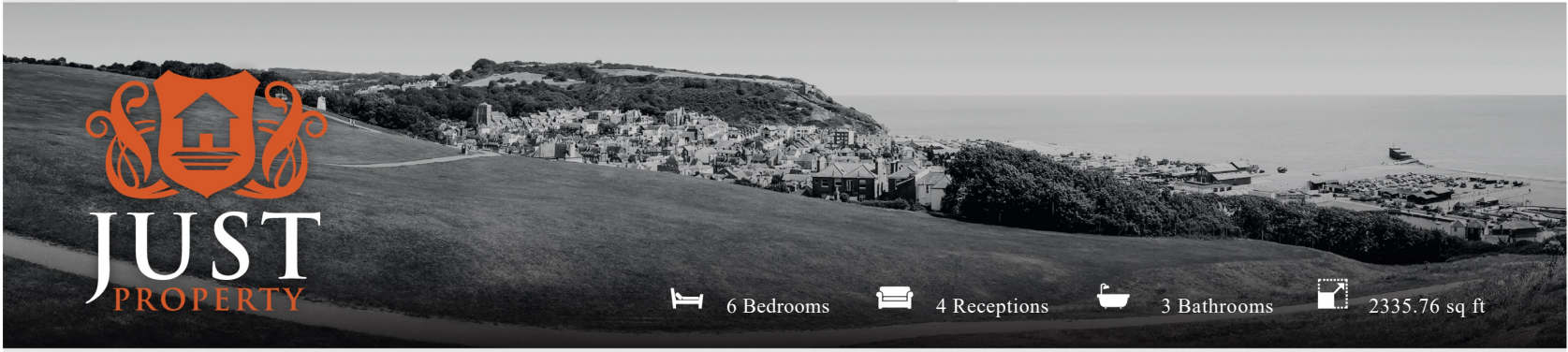
GROUND FLOOR



23 De Cham Road, St. Leonards-On-Sea, TN37 6JP

FLOORPLANS

www.justproperty.net



23 De Cham Road, St. Leonards-On-Sea, TN37 6JP

Freehold

£750,000





Freehold

£750,000



6 Bedrooms 4 Receptions 3 Bathrooms 2335.76 sq ft

PROPERTY DETAILS

Just Property are delighted to present this beautifully refurbished 5/6 bedroom Victorian semi-detached home on the sought-after De Cham Road, St Leonards-on-Sea, perfectly blending elegant period charm with contemporary comfort.

Ideally located moments from Gensing Gardens, St Leonards Warrior Square mainline station, the seafront and town centre, residents can enjoy the area's vibrant mix of independent shops, cafés, and galleries, all within easy walking distance. The property is also located within the local proximity of five playgrounds.

Stepping through the grand entrance hall, you're greeted by the home's original features – high ceilings, intricate cornicing, and ornate fireplaces – all carefully retained throughout. The ground floor offers generous and versatile living space, including a bright bay-fronted lounge with a wood-burning stove, a flexible second sitting room, and a study/ground-floor bedroom currently used as a utility space. The stylish kitchen, complete with underfloor heating, integrated appliances, and a larder, opens into a light-filled dining room with tri-fold doors leading to the rear garden — an ideal setting for entertaining. A downstairs WC completes the ground floor accommodation.

The first floor is reached via a generous staircase leading to a spacious landing and three double bedrooms, each filled with light and character. The family bathroom is beautifully finished and complemented by a separate WC, while the principal bedroom benefits from a modern en-suite shower room, offering a calm and elegant retreat.

The top floor provides excellent flexibility with a large bedroom, reception room, bathroom, and kitchen area — ideal for multi-generational living, guest accommodation, or a self-contained space.

Externally, the home retains its Victorian detailing and features attractive front and rear gardens, perfect for relaxation or outdoor dining, with potential for off-road parking.

This exceptional property should not be missed.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	17'3" x 12'11" (5.28m x 3.96m)
Versatile Bedroom/Study	En-suite Shower Room
9'4" x 9'3" (2.87m x 2.82m)	
Lounge	Bedroom
16'10" x 14'1" (5.15m x 4.30m)	17'3" x 14'2" (5.26m x 4.33m)
Sitting Room	Bedroom
14'1" x 13'1" (4.30m x 4.00m)	14'1" x 9'3" (4.30m x 2.84m)
Kitchen	Stairs To Top Floor Landing
14'10" x 9'9" (4.53m x 2.98m)	
Dining Room	Kitchen/Breakfast Room
11'0" x 13'6" (3.37m x 4.12m)	8'8" x 14'5" (2.66m x 4.41m)
Downstairs WC	Reception/Bedroom
Stairs To First Floor Landing	14'4" x 14'3" (4.37m x 4.35m)
Separate WC	Bedroom
Family Bathroom	14'2" x 14'4" (4.33m x 4.38m)
	Bathroom
	Front & Rear Gardens
	Potential For Off-Road Parking

FEATURES

- Beautifully renovated 5/6 bedroom Victorian semi-detached home
- Sought-after location moments from gensing gardens, seafront & mainline station
- Stunning original features including high ceilings, cornicing & ornate fireplaces
- Bright bay-fronted lounge with wood-burning stove
- Stylish kitchen with underfloor heating & integrated appliances
- Light-filled dining room with tri-fold doors to rear garden
- Versatile top floor ideal for multi-generational living or investment
- Attractive front & rear courtyard gardens with potential for off-road parking
- Accommodation spanning three generous floors
- Council tax band - D



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.