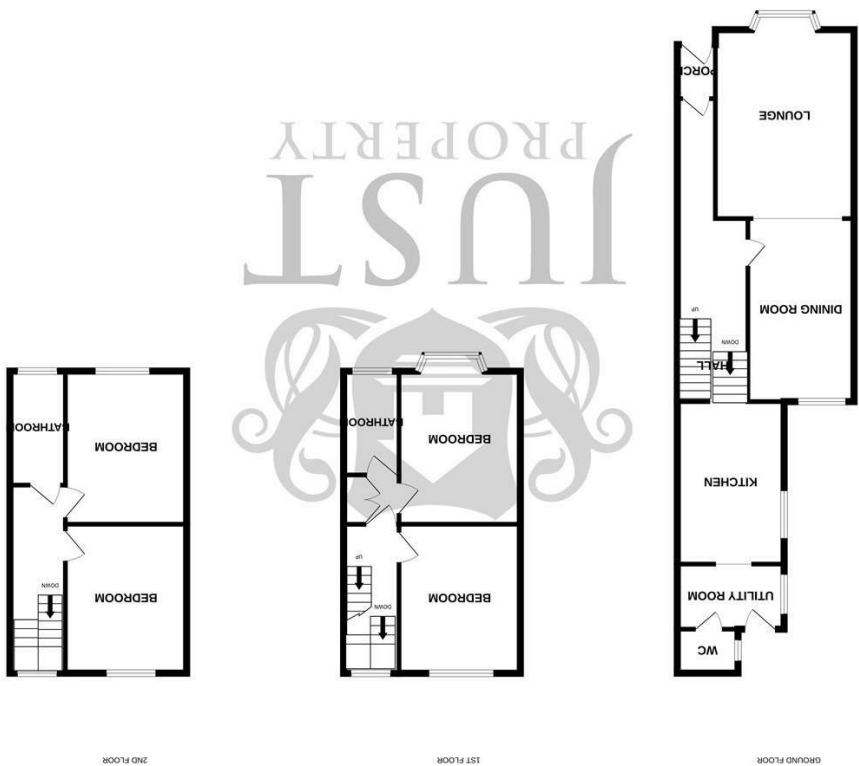




Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very energy efficient - lower running costs		
Potential	Current	
83	70	

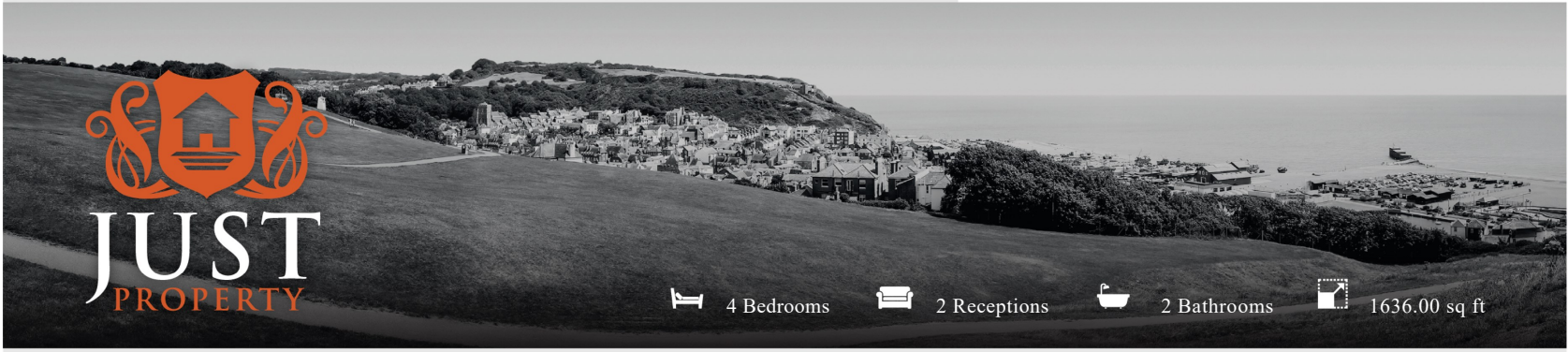
This floor plan has been made to ensure the accuracy of the layout and dimensions. It is not intended to be used as a guide for any other purpose. The plan is for information only and should not be used as a guide for any other purpose. The plan is for information only and should not be used as a guide for any other purpose.



FLOORPLANS

22 St Pauls Road, St Leonards On Sea, TN37 6RS

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1636.00 sq ft

22 St Pauls Road, St Leonards On Sea, TN37 6RS

Freehold

£437,500



PROPERTY DETAILS

Positioned in a sought-after road in central St Leonards, this charming four-bedroom Victorian bay-fronted terraced home offers a wonderful blend of period character and modern convenience. Ideally positioned within close proximity to well-regarded local schools, the array of amenities in Silverhill, excellent bus routes, and Warrior Square mainline railway station, this property is also just a short stroll from the vibrant seafront.

Spanning three floors, the beautifully presented accommodation begins with a welcoming entrance vestibule leading into a spacious entrance hall. The elegant bay-fronted lounge, featuring classic high ceilings and period detailing, flows seamlessly into a separate dining room, which has a few steps down to a fully fitted kitchen. The kitchen is thoughtfully designed with integrated appliances and ample storage, and it connects to a practical utility room and a downstairs cloakroom. From here, there is access to the rear garden, creating an ideal space for indoor-outdoor living.

The first floor hosts two generous double bedrooms, including a spacious principal bedroom with large windows allowing for an abundance of natural light. A well-appointed family bathroom completes this level. Ascending to the second floor, you will find two further well-proportioned double bedrooms, along with a second bathroom, providing flexibility for growing families or those in need of additional workspace.

Far-reaching views over St Leonards can be enjoyed from the rear of the property, enhancing its appeal. Additional benefits include gas-fired central heating, UPVC double glazing, and attractive front and rear gardens. The rear garden offers a combination of a patio area, perfect for alfresco dining, and a lawned section surrounded by mature planting.

Presented in excellent decorative order throughout, this impressive home is a rare opportunity to acquire a spacious and characterful Victorian residence in a prime location. Viewing is highly recommended

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	14'2" x 10'2" (4.34 x 3.12)
Entrance Hallway	Bedroom
Family Lounge	11'8" x 10'7" (3.56 x 3.25)
14'2" x 12'7" (4.32 x 3.84)	Bathroom
Dining Room	Stairs To Second Floor Landing
11'8" x 10'11" (3.56 x 3.35)	Bedroom
Inner Hallway	11'8" x 10'9" (3.56 x 3.28)
Kitchen	Bedroom
14'2" x 7'6" (4.32 x 2.29)	11'6" x 10'7" (3.53 x 3.23)
Utility Area	Bathroom
8'0" x 5'6" (2.46 x 1.70)	Front Garden Area
WC	Rear Garden
Stairs To First Floor Landing	

FEATURES

- Victorian Terraced Townhouse
- Four Bedrooms
- Fantastic Location Close To Seafront, Shops and Schools
- Two Reception Rooms
- Super Views
- Great Condition
- Two Bathrooms
- Very Well Presented
- Kitchen and Separate Utility Room
- Viewing Highly Recommended

