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FLOORPLANS

Freehold



£675,000







Freehold

£675,000



6 Bedrooms











2799.00 sq ft



This elegant Victorian three-storey residence is located in a highly sought-after area of St. Leonards-on-Sea, celebrated for its proximity to an eclectic range of independent shops, popular restaurants/cafés, the seafront, and a mainline railway station with links to London. Beautifully presented and retaining many original period features, this home offers a rare combination of timeless character and modern comfort, including high ceilings, original fireplaces, detailed cornicing, and exposed floorboards.

The ground floor opens with a welcoming entrance hall, leading to a spacious front-facing living room, featuring a large bay window and a marble fireplace with a wood-burning stove. Adjacent to this room is a versatile second reception room, currently used as a study, also featuring a wood-burning stove. Spanning the rear of the property, the open-plan kitchen and dining area provides a lovely outlook over the garden and is designed as a central family hub, with ample space for a dining table, a central island, and contemporary fitted units suitable for a range-style oven. This area also includes double doors opening into the conservatory, as well as a practical boot room with a utility cupboard and a downstairs shower room with WC.

On the first floor, four generously sized double bedrooms provide versatile living options, complemented by a substantial family bathroom with a freestanding bath. The top floor hosts two additional double bedrooms, a recently installed family bathroom with a shower unit and freestanding bath giving a contemporary feel, and a guest room.

The exterior of the property features a secluded garden with a paved seating area, a level lawn with fruit trees, and a decked area for outdoor relaxation. The front of the home includes a driveway with off-road parking for three vehicles, providing a highly desirable mix of convenience and privacy.

Please contact Just Property on 01424 444100 for more details on this gorgeous home.







## ROOM DIMENSIONS

Porch

Front Door Entrance Hall

Lounge

18'5 x 12'10 (5.61m x 3.91m)

Reception Room 12'1 x 8'4 (3.68m x 2.54m)

Sun Room

8'1 x 5'2 (2.46m x 1.57m)

Kitchen / Dining Room 26'1 x 15'11 (7.95m x 4.85m)

Utility Room

8'5 x 7'6 (2.57m x 2.29m)

Shower Room

7'6 x 4'11 (2.29m x 1.50m)

Conservatory

Stairs To First Floor First floor Landing

Bedroom

15' x 12'11 (4.57m x 3.94m)

Bedroom

13'1 x 11'5 (3.99m x 3.48m)

Bedroom

12'5 x 10'11 (3.78m x 3.33m)

7'11 x 9'6 (2.41m x 2.90m)

Family Bathroom

Stairs To Second Floor

Second Floor Landing

13' x 8'10 (3.96m x 2.69m)

Bedroom

10'11 x 10'5 (3.33m x 3.18m)

Bathroom 10'4 x 9'2 (3.15m x 2.79m)

Storage / Guest Bedroom

Front Garden

Rear Garden Wood Storage

## **FEATURES**

- · Period Features
- · Central Location
- · Off-road Parking
- · Generous Accommodation
- Three Reception Rooms
- Front and Rear Gardens
- Six Bedrooms
- · Semi-detached
- Beautifully Presented Family Home
- · Three Bathrooms





