



ESTATE AGENTS

**Broken Wing 12, Combermere Road, St Leonards-on-sea, TN38 0RS**

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**Offers In Excess Of £850,000**

Welcome to "Broken Wing," a GRAND EIGHT/NINE BEDROOM PERIOD RESIDENCE in the heart of sought-after St Leonard's. Spanning FOUR STORIES with approximately 3500 square feet, this IMPRESSIVE PROPERTY boasts HIGH CEILINGS and retains CHARMING PERIOD FEATURES, including FIREPLACES and the ORIGINAL DUMB WAITER.

Enjoy the convenience of a short stroll to St Leonard's vibrant hub, offering a variety of amenities, shops, cafes, and easy access to the seafront. The nearby Warrior Square train station provides convenient links to London.

Step inside through the vestibule to an impressive entrance hall, leading to THREE RECEPTION ROOMS, a bedroom, kitchen, and CLOAKROOM. Descend to the lower ground floor with a SPACIOUS DINING ROOM, additional kitchen, storage room, UTILITY SPACE, and a shower room. The first-floor hosts FOUR DOUBLE BEDROOMS and a bathroom, whilst the second floor offers THREE MORE BEDROOMS and another bathroom.

This handsome PERIOD HOME is IN NEED OF SOME UPDATING, the property presents a unique opportunity to enhance and personalise, with the bonus of a LARGE REAR GARDEN.

Embrace the potential of "Broken Wing" and make this exceptional residence your own.

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Tiled flooring, coved ceiling, dado rail, wooden patterned glass door opening onto

#### **ENTRANCE HALL**

Stairs rise to first floor landing and accommodation but also descending to the lower ground floor accommodation, coved ceiling, picture rail, wall mounted thermostat control for gas central heating, radiator, door to

#### **LIVING ROOM**

21'11" x 12'11" (6.68 x 3.94)

Coved ceiling, picture rail, two radiators, television point, telephone point, open fire, cast iron fire surround, sash bay window to rear aspect with pleasant views over the garden

#### **DINING ROOM/ BEDROOM**

17'3" x 11'11" (5.26 x 3.63)

Coved ceiling, dado rail, radiator, bay window to front aspect

#### **ADDITIONAL RECEPTION ROOM**

13'2" x 9'4" (4.01 x 2.84)

Exposed wooden floorboards, picture rail, radiator, sash window to rear aspect with pleasant views over the garden

#### **ADDITIONAL RECEPTION ROOM**

12'6" x 10'4" (3.81 x 3.15)

Exposed wooden floorboards, coved ceiling, picture rail, radiator, bay window to side aspect

#### **DAY KITCHEN**

Modern fitted kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with chimney style extractor over, electric oven below, butler sink with mixer tap, space for slimline dishwasher, space for fridge, part tiled walls, tiled flooring, window to side aspect

#### **CLOAKROOM**

Low level wc, wash hand basin, radiator, window to side aspect

#### **LOWER GROUND FLOOR HALL**

Stairs recess area, storage cupboards, opening onto

#### **UTILITY AREA**

6'1" x 5'9" (1.85 x 1.75)

Space and plumbing for washing machine and tumble dryer, wall mounted consumer unit for the electrics, gas metre

#### **DINING ROOM**

22'3" x 12'9" (6.78 x 3.89)

Feature exposed brick fire surround, open fire, parquet flooring, radiator, french doors and window to rear aspect opening and looking over the garden, door onto the

#### **KITCHEN**

12'3" x 10'2" (3.73 x 3.10)

Kitchen is fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with chimney style extractor over, eye and waist level oven and grill, butler sink with mixer tap, space and plumbing for

dishwasher, integrated fridge/freezer, parquet flooring, double aspect with windows to side and rear both overlooking onto the rear garden

#### **ADDITIONAL ROOM**

21'3" x 12'9" (6.48 x 3.89)

A versatile room that could potentially be used for a home gym or cinema room as well as extensive storage and contains the main central water heating system and boiler

#### **SHOWER ROOM**

Walk-in shower enclosure with dual shower heads, heated towel rail, butler style sink with taps set on top of cast iron stand, down lights, low level wc

#### **FIRST FLOOR LANDING**

Stairs rising to upper floor, telephone point, feature window to side aspect

#### **BEDROOM**

21'5" x 12'5" (6.53 x 3.78)

Picture rail, exposed wooden floorboards, radiator, storage cupboard, feature fireplace, bay window to rear aspect with views over the garden

#### **BEDROOM**

12'5" x 10'1" (3.78 x 3.07)

Picture rail, exposed wooden floorboards, radiator, window to rear aspect with pleasant views over the rear garden

#### **BEDROOM**

20'4" x 12'3" (6.20 x 3.73)

Picture rail, radiator, fireplace, built-in cupboard, bay window to front aspect

#### **BEDROOM**

17'4" x 9'10" (5.28 x 3.00)

Bay window to side aspect, further window to front aspect, exposed wooden floorboards, coved ceiling, picture rail, radiator

#### **BATHROOM**

Panelled bath with Victorian style mixer taps and shower attachment, further shower attachment, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, window with patterned glass to side aspect

#### **SECOND FLOOR LANDING**

Window to side aspect, loft hatch providing access to loft area

#### **BEDROOM**

13'1" x 12'3" (3.99 x 3.73)

Exposed wooden floorboards, picture rail, radiator, fireplace, window to side aspect

#### **BEDROOM**

13'1" x 10'11" (3.99 x 3.33)

Storage into eaves, exposed wooden floorboards, radiator, window to side aspect

#### **BEDROOM**

18'3" x 12'0" (5.56 x 3.66)

Storage into eaves, two radiators, fireplace, window to front aspect

#### **BATHROOM**

Bath with Victorian style mixer taps and shower attachment, walk-in shower enclosure, low level wc, pedestal wash hand basin, radiator, window to side and to front aspect

#### **FRONT GARDEN**

The property is set back off the main road with path leading to front door, walled and fenced boundaries, plant and flower beds either side of path to front door

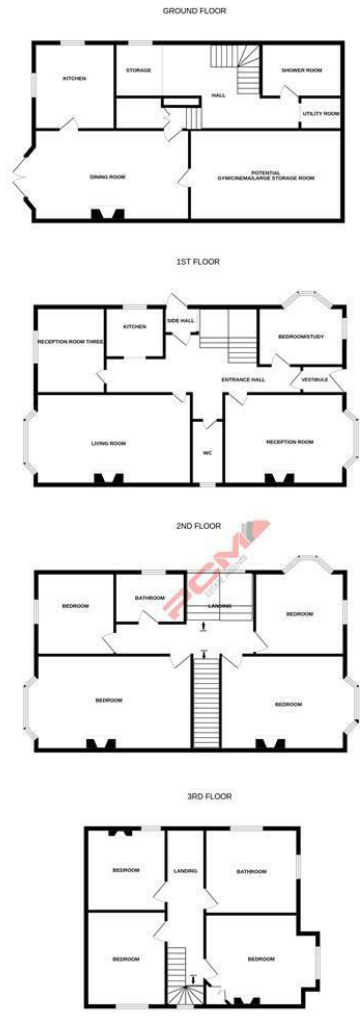
#### **REAR GARDEN**

The property benefits from having a well-proportioned rear garden, mainly laid to lawn with patio area, walled boundaries, summer house, garden is accessible from the dining room on the lower ground floor but also off the entrance hall on the first floor, garden is well-stocked with a selection of mature shrubs, plants and trees, there is a private and secluded space for entertaining

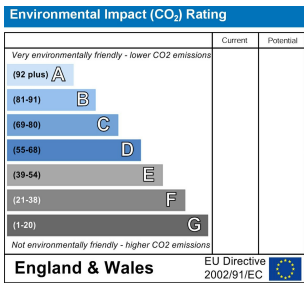
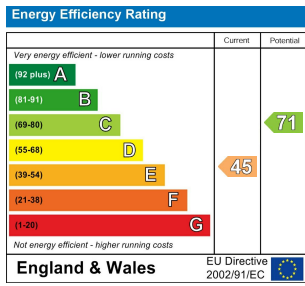








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 can be given.  
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