



ESTATE AGENTS

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

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Guide Price £825,000

*** GUIDE PRICE £825,000 TO £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

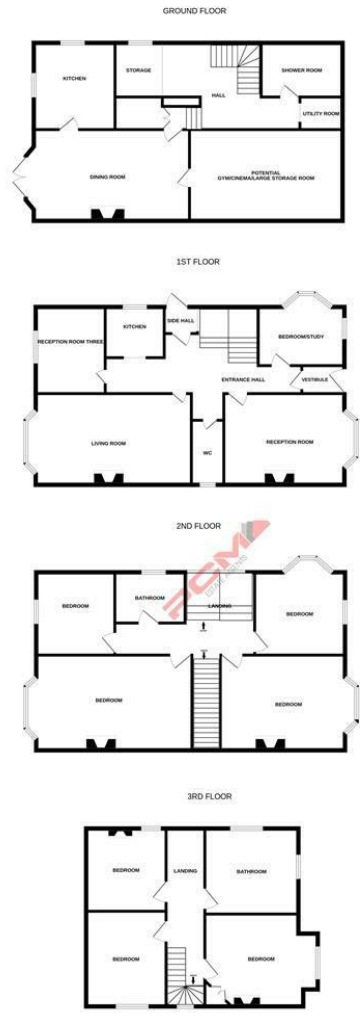
REAR GARDEN

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

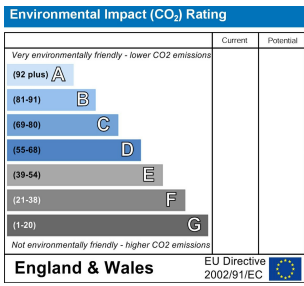
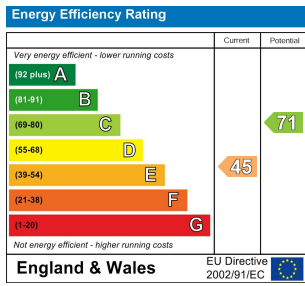








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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