



ESTATE AGENTS

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Price £1,150,000

Step into the enchanting embrace of this **SPLENDID SEMI-DETACHED VICTORIAN MASTERPIECE** which offers versatile accommodation to include **SIX BEDROOMS** and **FIVE RECEPTION ROOMS**. Nestled on a prestigious **Burton St Leonard's street**, this captivating semi-detached residence offers over 3500 square feet of living space and is a sanctuary of warmth and sophistication.

Radiating with the **CHARM** and **CHARACTER** of yesteryears, this home stands as a testament to **VICTORIAN GRANDEUR**, adorned with **ORIGINAL PERIOD FEATURES** lovingly preserved to evoke a sense of nostalgia and prestige. From the moment you cross the threshold, a sense of wonder unfolds as the spacious vestibule welcomes you with its leaded light and **STAINED-GLASS** windows.

As you embrace the grandeur of the entrance hall, graced by an exquisite yet **ELEGANT STAIRCASE** that leads to the upper floor accommodation as well as descending to the lower floor rooms. **THREE MAJESTIC RECEPTION ROOMS** adorned with **ORNATE FIREPLACES**, **CORNICED TALL CEILINGS** invite gatherings and moments of cherished connection, while a shower room with adjoining **WC** offers convenience and practicality on this level.

Descend to the lower floor, where culinary delights await in the **KITCHEN-BREAKFAST ROOM**, accompanied by **TWO ADDITIONAL RECEPTION ROOMS** that beckon for relaxation and entertainment. A **UTILITY ROOM**, **WC**, and expansive storage spaces hint at the endless possibilities for customisation and expansion, promising a lifestyle tailored to your every desire.

Ascend to the upper echelons of this fabulous home, where **SIX GENEROUSLY APPOINTED BEDROOMS** await, again retaining **FIREPLACES**, **CORNICED CEILINGS** are accompanied by a **DRESSING ROOM**, sumptuous bathroom, **SHOWER ROOM**, and two **WC's**, each exuding opulence and comfort in equal measure.

Whilst some rooms remain unfinished the rooms that have been **REFURBISHED** have been done so Impeccably and to the highest standards, with meticulous attention to detail evident in every corner, this home offers a harmonious blend of **CLASSIC CHARM** and **CONTEMPORARY CONVENIENCE**. **UNDERFLOOR HEATING** in certain parts of the home lends a touch of indulgence, ensuring comfort throughout the seasons.

Outside, to the front a **GATED DRIVEWAY** welcomes you with open arms, with a section of lawn, a patio and a pathway leading to the front door. The **LANDSCAPED GARDEN** unfolds as a verdant oasis, boasting a decked patio, **KOI POND**, **LUSH LAWNS**, and a **CHARMING SUMMER HOUSE**, offering endless opportunities for outdoor enjoyment and relaxation.

Just a leisurely walk from the **Warrior Square train station**, the enchanting **Gensing Gardens** and picturesque **St. Leonard's seafront** and promenade, and the upscale streets of **Kings Road** and **Norman Road**, boasting a range of shops including bakeries, vibrant green grocers, and an array of unique independent shops.

An invitation to experience the epitome of refined living in a coveted central location, this extraordinary abode awaits those who seek to embrace the allure of **TIMELESS ELEGANCE** and **MODERN SOPHISTICATION**. Book your viewing today.

ORIGINAL VICTORIAN WOODEN FRONT DOOR

With leaded light coloured glass windows to the side, the door opens to an impressive vestibule, corning ceiling, ceiling rose, exposed wooden floorboards, column style radiator, high skirting boards, further wooden door with leaded light coloured inserts opening to:

IMPRESSIVE ENTRANCE HALL

Continuation of the exposed wooden floorboards, two column style radiators, stairs descending to lower ground floor and an elegant staircase ascending to the upper floor accommodation, telephone point.

RECEPTION ROOM ONE

21'8 into bay x 16'8 (6.60m into bay x 5.08m)

Ceiling height 11'4, ceiling rose, corning, period fireplace, two radiators, exposed wooden floorboards, deep sash bay window to front aspect with a pleasant outlook over the front garden.

RECEPTION ROOM TWO

21'2 into bay x 16'3 (6.45m into bay x 4.95m)

Ceiling height 11'4, continuation of the exposed wooden floorboards, original corning, large ceiling rose, marble fireplace, period marble fireplace, deep sash bay window to rear aspect with a pleasant outlook onto the garden, two column style radiators, high skirting boards, original double opening wooden doors onto:

RECEPTION ROOM THREE

12'5 x 12' (3.78m x 3.66m)

Ceiling height 11'4, continuation of the exposed original wooden floorboards, high skirtings, corning, ceiling rose, column style radiator, double glazed French doors onto the rear garden allowing for access and outlook onto the garden, return door to entrance hall.

SHOWER ROOM

Large corner walk-in shower enclosure with electric shower, part tiled walls, sash window to side aspect, interconnecting door to:

WC

Low level wc, wash hand basin, part tiled walls, sash window to side aspect.

HALL

Stairs descend to the lower floor with window to side and a door on the half-landing providing access to the side of the property.

LOWER GROUND FLOOR HALL

Two column style radiators, tiled flooring, door opening to the side of the property, access to two large storage rooms which could be adapted and used in a variety of ways.

DOWNSTAIRS WC

Low level wc, wash hand basin, part tiled walls, window to side aspect.

KITCHEN-BREAKFAST ROOM

21' into bay x 14'9 (6.40m into bay x 4.50m)

Impressive open plan room with a combination of original exposed wood flooring and tiled floor with underfloor heating, column style radiator to the breakfast area, built in cupboards, fireplace, inset down lights. The kitchen is fitted with a range of hard-wood cupboards and drawers with granite countertops and matching upstands over, under counter lighting, dual fuel Range style cooker which is incorporated

within the sale, American style fridge freezer incorporated within the sale, Belfast ceramic sink with mixer tap.

RECEPTION ROOM

12'1 narrowing to 7'1 x 11'9 narrowing to 6'6 (3.68m narrowing to 2.16m x 3.58m narrowing to 1.98m)

This room was originally the main kitchen of the house and can now be utilised in a number of different ways, having a fireplace, tiled flooring, column style radiator, fitted sink and integrated dishwasher, original quarry tile flooring, dual aspect with windows to side and rear and a return door to the lower floor hallway.

SEPARATE UTILITY ROOM

7'6 x 6'2 (2.29m x 1.88m)

Tiled flooring, part tiled walls, ceramic one & ½ bowl sink with mixer tap with storage cupboards below and fitted cupboards over, incorporated within the sale are the fitted washing machine and dryer, window to side aspect.

RECEPTION ROOM

17'1 into bay x 15'2 (5.21m into bay x 4.62m)

Cornicing, picture rail, original exposed wooden floorboards, column style radiator, access to a large pantry style cupboard, stone fireplace with bespoke period joinery cupboard to the side, sash window to front aspect looking onto the front garden.

FIRST FLOOR LANDING

Stairs rising to upper floor accommodation, double radiator, sash window with leaded light.

BEDROOM

21'1 into bay x 16'8 (6.43m into bay x 5.08m)

Period marble fireplace, cornicing, picture rail, two radiators, sash bay window to rear aspect with pleasant views onto the garden, ceiling rose with chandelier incorporated within the sale.

BEDROOM

20'8 x 16'7 (6.30m x 5.05m)

Cornicing, ceiling rose with chandelier incorporated within the sale, picture rail, period marble fireplace, exposed wooden floorboards, column style radiators, sash window to front aspect with views extending down Dane Road with partial views of the sea.

BEDROOM

12'6 x 12'2 (3.81m x 3.71m)

Exposed wooden floorboards, column style radiator, cornicing, ceiling rose with chandelier incorporated within the sale, stone period fireplace and a sash window to rear aspect with a pleasant view extending over the garden.

JACK & JILL BATHROOM

Stand alone Vernon Tutbury Victorian style bathtub with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, tiled flooring with underfloor heating, sash window to front aspect.

SEPARATE WC

Tiled flooring with underfloor heating, window to side aspect with Sanitan high flush wc.

SECOND FLOOR LANDING

Column style radiator, exposed wooden floorboards, cornicing, sash window.

BEDROOM

18'3 x 17' (5.56m x 5.18m)

Cornicing, picture rail, radiators, period fireplace, sash windows to rear aspect with views onto the garden.

BEDROOM

21'9 into bay x 16'7 (6.63m into bay x 5.05m)

Cornicing, picture rail, radiator, period fireplace, deep sash bay window to front aspect with pleasant views extending down Dane Road and to the sea, door to the Jack and Jill bathroom.

OFFICE

8' x 7'3 (2.44m x 2.21m)

Exposed wooden floorboards, column style radiator, access to loft space one, sash window to front aspect. This room could easily be converted into a functioning bathroom to service the upstairs bedrooms.

WC

Unfinished but with a wall mounted Sanitan high flush wc, exposed wooden floorboards, window to side aspect.

BEDROOM

12'4 x 11'9 (3.76m x 3.58m)

Exposed wooden floorboards, picture rail, period fireplace, column style radiator, sash window to rear aspect with pleasant views onto the garden.

SHOWER ROOM

Walk in shower, tiled heated flooring, tiled walls, with brass shower fixings and waterfall style shower head, wall mounted ceramic wash hand basin with brass taps, loft hatch providing access to loft space two, inset down lights, extractor for ventilation.

OUTSIDE - FRONT

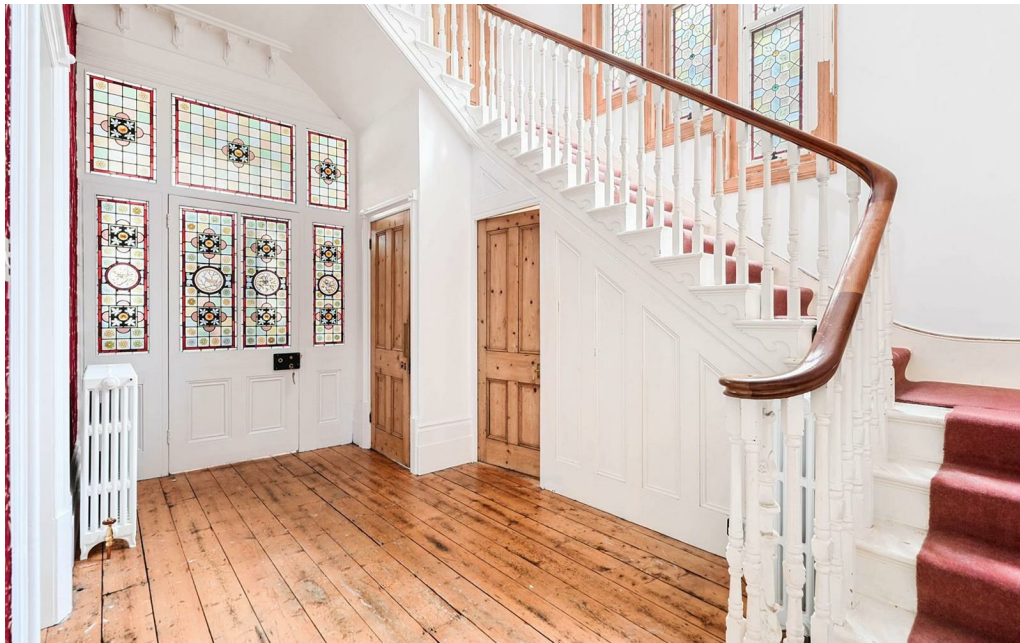
Gated driveway providing off road parking for multiple vehicles.

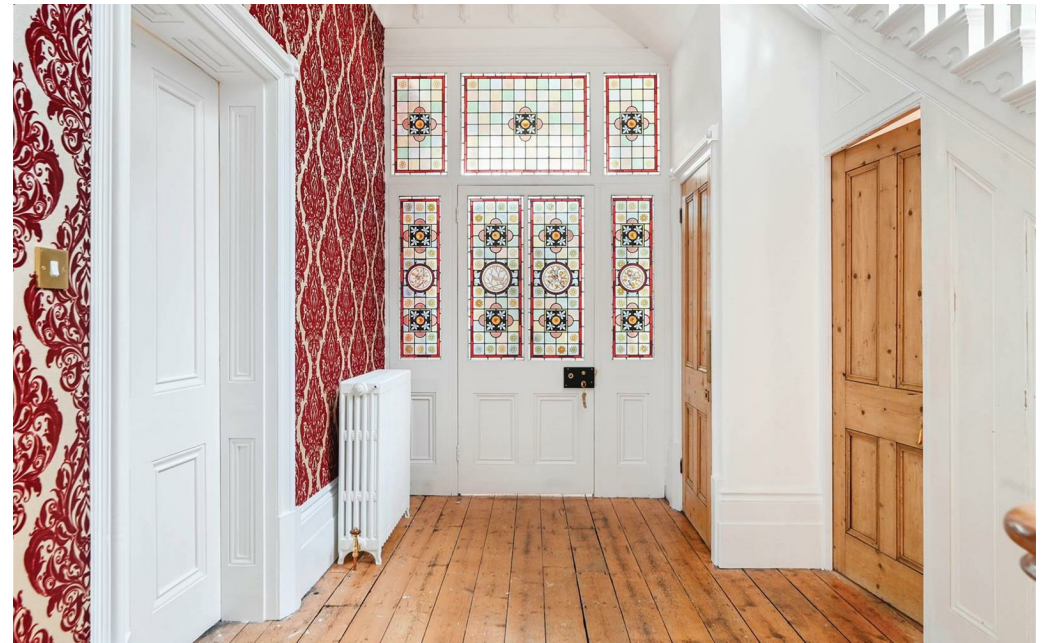
FRONT GARDEN

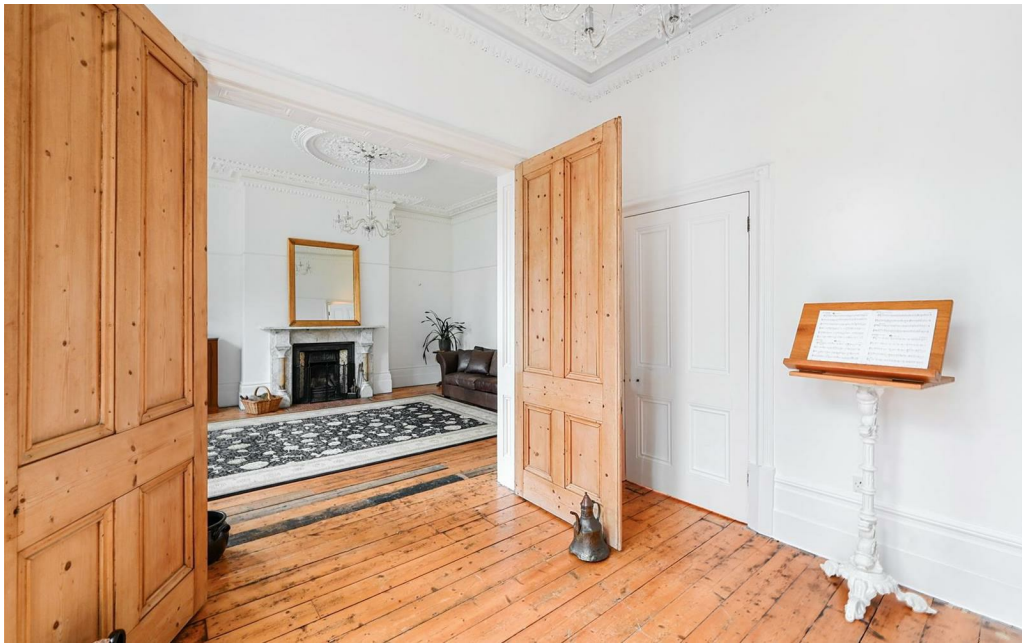
Lawned with original path leading to the front door. Walled with wrought iron railings, cast iron gates, block paved patio providing the perfect space for a bistro style table and chairs to sit out and relax. Outside hot and cold water taps to side elevation.

REAR GARDEN

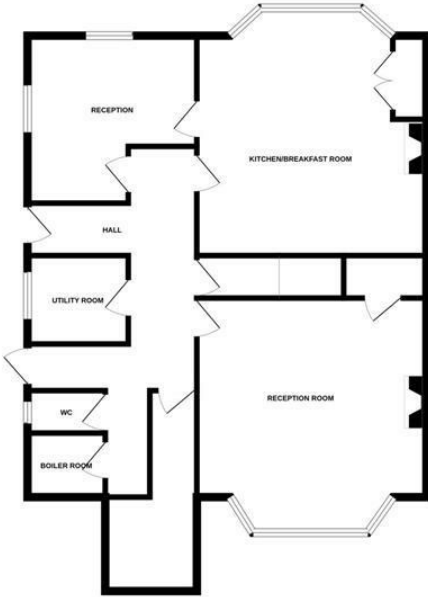
Victorian walled garden with a decked patio veranda abutting the property with fitted LED up-lights and power point, wooden balustrade, steps down onto the main section of garden which is laid to lawn with Koi pond, summer house and well-planted borders with a variety of mature plants and flowering shrubs, and conifers to the left hand boundary offering seclusion from neighbouring properties.



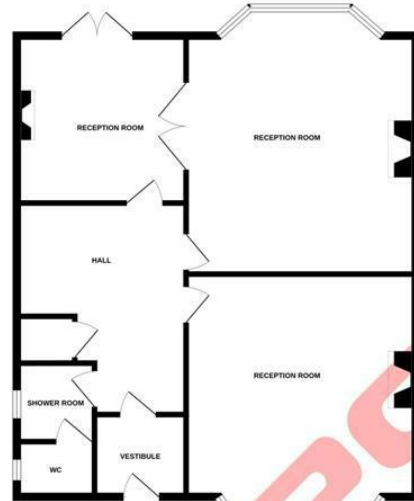




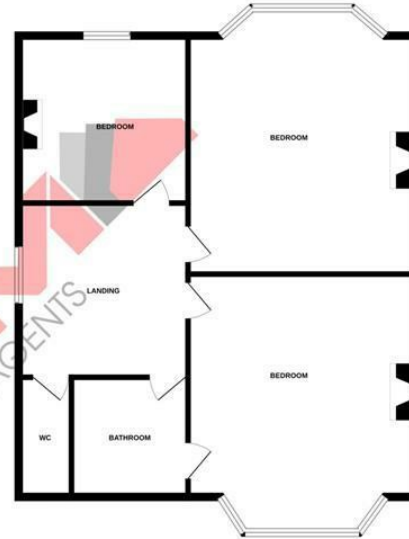
LOWER FLOOR



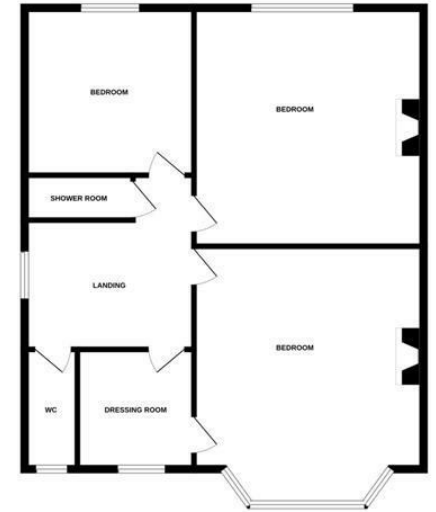
GROUND FLOOR



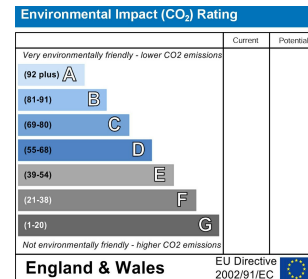
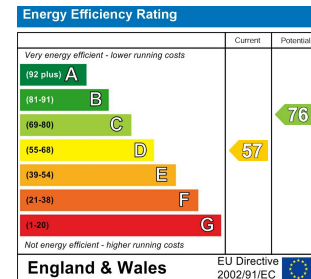
1ST FLOOR



2ND FLOOR



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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