



ESTATE AGENTS

**3, Ellenslea Road, St. Leonards-On-Sea, TN37 6HX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £600,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this SUBSTANTIAL EIGHT BEDROOMED FREEHOLD MAISONETTE forming the TOP THREE FLOORS of this attractive DETACHED VICTORIAN BUILDING, with OFF ROAD PARKING and a PRIVATE REAR GARDEN located withing this highly sought after and rarely available road in CENTRAL ST LEONARDS.

The property offers spacious and versatile accommodation over three floors comprising a ground floor entrance hall, BAY FRONTED LOUNGE with MARBLE FIREPLACE, separate DINING ROOM, kitchen-breakfast room, SEPARATE WC and a SHOWER ROOM. On the first floor there are FOUR BEDROOMS, separate wc and a bathroom, whilst to the second floor are FOUR FURTHER BEDROOMS. The property has a DRIVEWAY to the side and a private GARDEN.

Conveniently located within walking distance to Warrior Square train station and local amenities within central St Leonards on Kings Road, Norman Road and of course St Leonards seafront and promenade. The property has no form of heating and is IN NEED OF UPDATING however is an ideal renovation project for those seeking a period home within central St Leonards.

Offered to the market CHAIN FREE, please call the owners agents now to book your viewing to avoid disappointment.

#### **WOODEN FRONT DOOR**

Opening to;

#### **VESTIBULE**

10'6 High cornicing, dado rail, electric radiator, further glazed door opening to;

#### **IMPRESSIVE ENTRANCE HALL**

Original period staircase rising to upper floor accommodation, approximate 10'6 ceiling height with cornicing, electric radiator, telephone point, wall mounted consumer unit for the electrics, door to;

#### **LIVING ROOM**

23'2 into bay x 16'9 max (7.06m into bay x 5.11m max)

Approximate ceiling height 10'6 with cornicing, period marble fireplace electric storage radiator, double glazed bay window to front aspect.

#### **DINING ROOM**

18'9 x 16'10 (5.72m x 5.13m)

Approximate ceiling height 10'6, electric storage radiator, sash window to rear aspect with views onto the garden.

#### **KITCHEN-BREAKFAST ROOM**

13'5 x 11'2 (4.09m x 3.40m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer/ sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer and space for tall fridge freezer, part tiled walls, door to side, double glazed window to rear.

#### **SHOWER ROOM**

Walk in shower enclosure with electric shower, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Dual flush low level wc, wall mounted wash hand basin with tiled splashback, sash window to side aspect.

#### **FIRST FLOOR LANDING**

Stairs rising to the second floor, cornicing, window to side aspect, storage cupboard, door to;

#### **BEDROOM**

23'6 into bay x 16'9 (7.16m into bay x 5.11m)

Approximately 11'4 high ceilings, fitted wardrobes, wash hand basin, double glazed bay window to front aspect.

#### **BEDROOM**

16'1 x 13'4 (4.90m x 4.06m)

Approximately 11'4 high ceilings, sash window to rear aspect, wash hand basin.

#### **BEDROOM**

13'10 x 12'3 (4.22m x 3.73m)

Approximately 11'4 high ceilings, picture rail, fireplace, wash hand basin, sash window to side aspect.

#### **BEDROOM**

13'10 x 12'5 (4.22m x 3.78m)

Approximate ceiling height 11'4, two double glazed windows to front aspect, picture rail.

#### **BATHROOM**

Panelled bath with Victorian style mixer tap and shower attachment, electric shower over bath, pedestal wash hand basin, part tiled walls, sash window to side aspect.

#### **SEPARATE WC**

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

#### **SECOND FLOOR LANDING**

Window to side aspect, door to;

#### **BEDROOM**

13'9 x 12' (4.19m x 3.66m)

Double glazed window to front aspect having lovely views towards the sea and over St Leonards, wash hand basin.

#### **BEDROOM**

12'8 x 11'9 (3.86m x 3.58m)

Wash hand basin, built in cupboards, double glazed window to rear aspect.

#### **BEDROOM**

9'2 x 8'9 (2.79m x 2.67m)

Wash hand basin, double glazed window to rear aspect.

#### **BEDROOM**

8'3 x 7'4 (2.51m x 2.24m)

Double glazed window to front aspect with far reaching views over St Leonards and towards the sea.

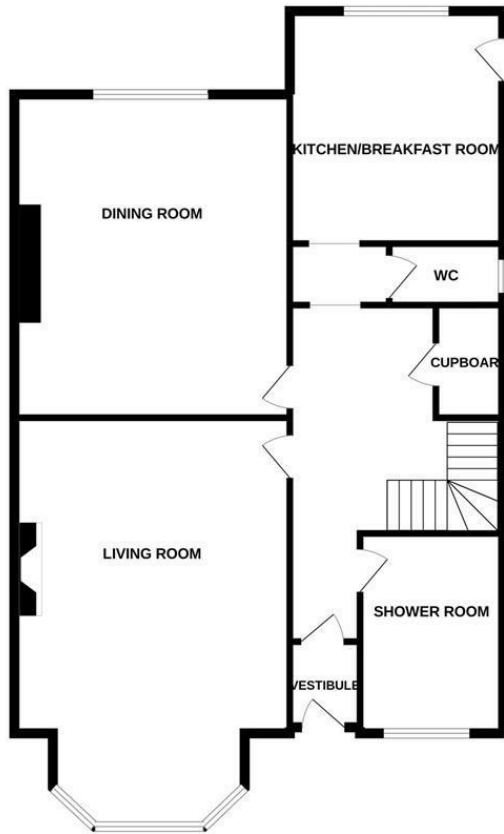
#### **Garden**

Private rear garden in need of cultivation. The lower courtyard area belongs to the flat below.

Council Tax Band: E



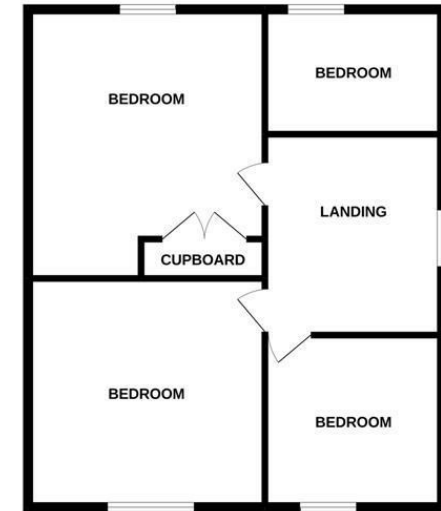
GROUND FLOOR



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.  
Made with Metropix ©2022.



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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.