



ESTATE AGENTS

**7, St. Margarets Terrace, St. Leonards-On-Sea, TN37 6EN**

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

**Price £485,000**



A FANTASTIC OPPORTUNITY has arisen to acquire this FOUR BEDROOM, THREE RECEPTION ROOM, TWO BATHROOM, FOUR STOREY PERIOD HOME set within a PRIME CENTRAL ST LEONARDS LOCATION, enjoying FANTASTIC SEA VIEWS from the upper floor. This VERSATILE HOME could be used for HOME & INCOME, AIR BnB or for residential use.

The property offers spacious and versatile accommodation over four floors, with the lower floor considered ideal for annexe accommodation. This floor comprises a LARGE OPEN PLAN KITCHEN-DINER with its own separate entrance an ADDITIONAL RECEPTION/ FOURTH BEDROOM plus a SHOWER ROOM.

The ground floor accommodation offers a hallway, LOUNGE, SITTING ROOM and a kitchen, whilst to the upper two floors there are THREE DOUBLE BEDROOMS and a bathroom. The property enjoys FANTASTIC VIEWS from the upper floor over Saint Mary Magdalene's church and OUT TO THE SEA. The property has POTENTIAL FOR A ROOF TERRACE and EXTENSION (subject to necessary consents).

The property is located in a highly sought-after and RARELY AVAILABLE ROAD within central St Leonards, just a short stroll to St Leonards Warrior Square with its mainline railway station and many boutique shops, bars and restaurants that St Leonards has to offer, along with the seafront and promenade.

The property could benefit from some updating throughout, however is offered to the market and is considered an excellent opportunity for those looking for a PERIOD HOME TO IMPROVE in this highly sought-after central location.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Door to:

#### **HALLWAY**

Stairs to upper and lower floor accommodation, door to:

#### **LOUNGE**

14'1 plus bay x 9'4 (4.29m plus bay x 2.84m )

Double glazed window to front aspect, two radiators, picture rail, open plan to:

#### **SITTING ROOM**

11' x 7'8 (3.35m x 2.34m)

Double glazed window to rear aspect, radiator, shelving built into recess.

#### **KITCHEN**

12' x 8'4 (3.66m x 2.54m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker with extractor above, space for fridge freezer, space and plumbing for washing machine, double glazed window to rear aspect.

#### **LOWER FLOOR HALL**

Into:

#### **DINING ROOM**

13' max x 10'5 (3.96m max x 3.18m)

Feature fire surround, double glazed window to rear aspect, radiator, open plan to:

#### **KITCHEN/ UTILITY**

11'11 x 8'3 (3.63m x 2.51m)

Double glazed window to side aspect, door to side leading out to the garden, radiator, door to:

#### **LOBBY**

Doorway leading to:

#### **SHOWER ROOM**

Walk in shower, dual flush wc, floating wash hand basin with storage below, radiator, extractor fan.

#### **RECEPTION ROOM/ BEDROOM**

14'3 max x 12'10 (4.34m max x 3.91m)

Double glazed bay window to front aspect, feature fire surround, built in storage cupboards, radiator.

## **FIRST FLOOR LANDING**

Stained glass window to rear aspect, airing cupboard, stairs to upper floor accommodation.

## **BEDROOM**

16' x 15'7 (4.88m x 4.75m)

Double glazed bay window to front aspect enjoying a pleasant outlook towards the church, further double glazed window to front aspect, feature fire surround and picture rail.

## **BATHROOM**

10'8 x 9'6 (3.25m x 2.90m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, storage cupboard, obscured window to rear aspect.

## **SECOND FLOOR LANDING**

Double glazed window to front aspect, radiator, loft hatch providing access to loft space.

## **BEDROOM**

17'5 max x 16'2 max (5.31m max x 4.93m max )

Double glazed bay window to front aspect enjoying a fantastic view over the church and towards the sea, further double glazed window to front aspect, feature fire surround, two radiators.

## **BEDROOM**

10'10 x 9'5 (3.30m x 2.87m)

Built in storage cupboards, double glazed window to rear aspect, wash hand basin with tiled splashback.

## **ROOF TERRACE**

Small terrace currently consisting of an area of decking, in need of repair.







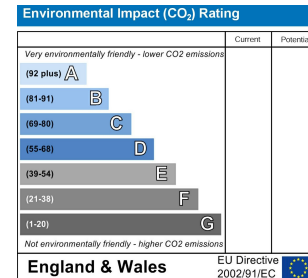
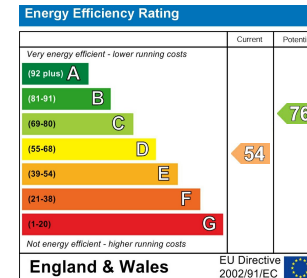








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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