



ESTATE AGENTS

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Price £430,000

Deceptively spacious FOUR BEDROOM TOWNHOUSE occupying this PRIME POSITION on St Leonards seafront, enjoying FAR REACHING SEA VIEWS. The property is BEAUTIFULLY PRESENTED throughout and boasts approximately 1972 square footage of accommodation arranged over three floors and a cellar.

Accommodation comprises an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, first floor landing with TWO DOUBLE BEDROOMS, bathroom and a separate wc, whilst to the second floor are TWO FURTHER DOUBLE BEDROOMS and an additional bathroom. The property enjoys FAR REACHING SEA VIEWS to the front aspect and to the rear boasts a PRIVATE COURTYARD GARDEN.

Located on this incredibly sought-after and RARELY AVAILABLE seafront location by Grosvenor Gardens and is within a short walk to central St Leonards, Warrior Square with its mainline railway station and also West St Leonards railway station.

Please call now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALL

Spacious with staircase rising to upper floor accommodation, feature archway, radiators, double glazed door opening to rear garden (describe later), door to cellar with steps down to:

LOUNGE

13'7" x 12'7" max (4.14m x 3.84m max)

Double glazed window to front aspect, feature fire surround with tiled insert and hearth, exposed wooden floorboards, radiator, return door to hall, archway to:

DINING ROOM

11'1" x 10'10" (3.38m x 3.30m)

Double glazed window to rear aspect, exposed wooden floorboards, radiator, return door to hallway, door way to:

KITCHEN/BREAKFAST ROOM

18'6" x 6'4" max (5.64m x 1.93m max)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, two double glazed windows to side aspect, double glazed door to side providing access to the garden.

FIRST FLOOR LANDING

Radiator and staircase rising to upper floor accommodation, corniced ceiling, picture rail.

BEDROOM ONE

15'4" x 13'6" (4.67m x 4.11m)

Double glazed windows to front aspect enjoying superb views to the sea, two built-in cupboards, radiator,

INNER LANDING

Radiator, into;

BEDROOM TWO

18'4" max x 6'5" max (5.59m max x 1.96m max)

Double glazed windows to side aspect, radiator, door opening to rear garden (describe later), return door to landing.

BATHROOM

7'6" x 6'10" (2.29m x 2.08m)

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, chrome ladder style radiator, double glazed obscured window to rear aspect, shaver point, tiled walls, tiled flooring.

SEPARATE WC

4'8" x 3'2" (1.42m x 0.97m)

Double glazed obscured window to rear aspect, wash hand basin, dual flush low level wc, return door to landing.

SECOND FLOOR LANDING

Double glazed window to rear aspect, radiator, trap hatch to loft space.

BEDROOM THREE

16'6" max x 8'11" (5.03m max x 2.72m)

Double glazed windows to front aspect enjoying superb views out to sea and Beachy Head, radiator, return door to landing.

BEDROOM FOUR

11'4" x 10'9" (3.45 x 3.28)

Double glazed window to rear aspect, radiator, return door to landing.

BATHROOM

11'2" x 4'3" (3.40m x 1.30m)

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, tiled walls, tiled flooring, chrome ladder style radiator.

CELLAR ROOM

16'6" x 12'3" (5.03 x 3.73)

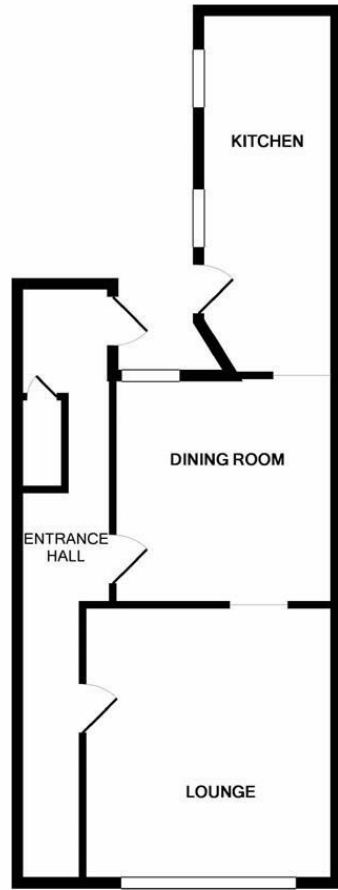
With light and power and sink with tap.

REAR GARDEN

Private tiered courtyard garden with patio area and steps leading to a decked area towards the end of the garden which is ideal for seating and entertaining, enclosed fenced and walled boundaries.

Council Tax Band: B

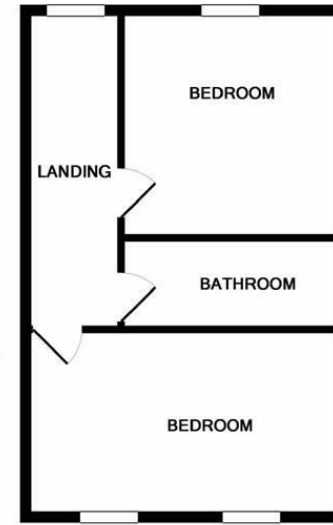




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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