

**RUSH
WITT &
WILSON**



**6 Caple Gardens, St. Leonards-On-Sea, TN38 0LW
£700,000**

Rush Witt & Wilson are proud to bring to the market the opportunity to acquire this truly stunning Victorian Arts & Crafts house set within a private and tranquil setting in this sought after position of St Leonards. This substantial Victorian semi detached house offers a most convenient move to a family home with an abundance of original period features, the accommodation combines both contemporary design whilst retaining its original classic integrity. In principle to the ground floor there is an entrance hallway, bay fronted sitting room, separate dining room, kitchen and bathroom/wc. To the first floor there are three double bedrooms, bathroom/wc, to the second floor two further double bedrooms and a single bedroom. Mature and private gardens are offered to front and rear with the benefit of off road parking set in a private lane. Viewings come highly recommended via appointed sole agents Rush Witt & Wilson.





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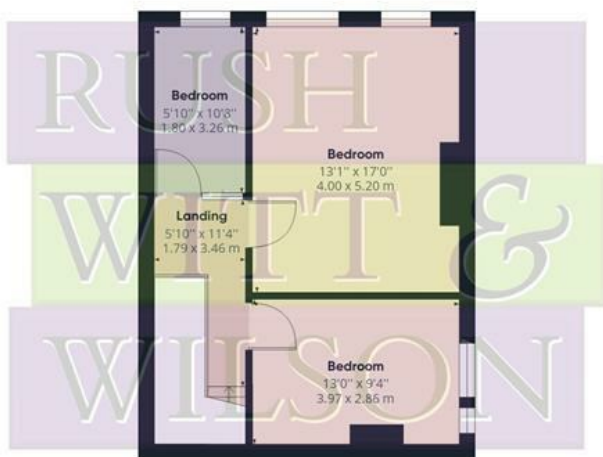




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2001.26 ft²
185.92 m²

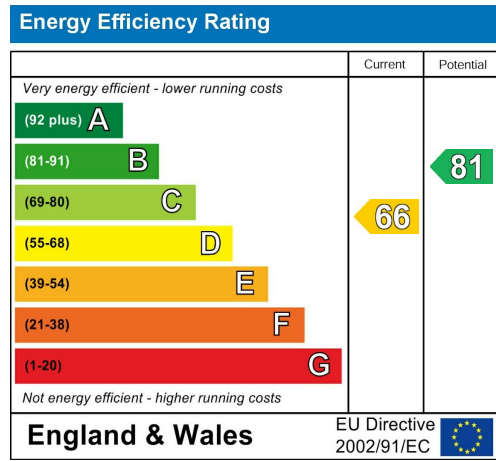
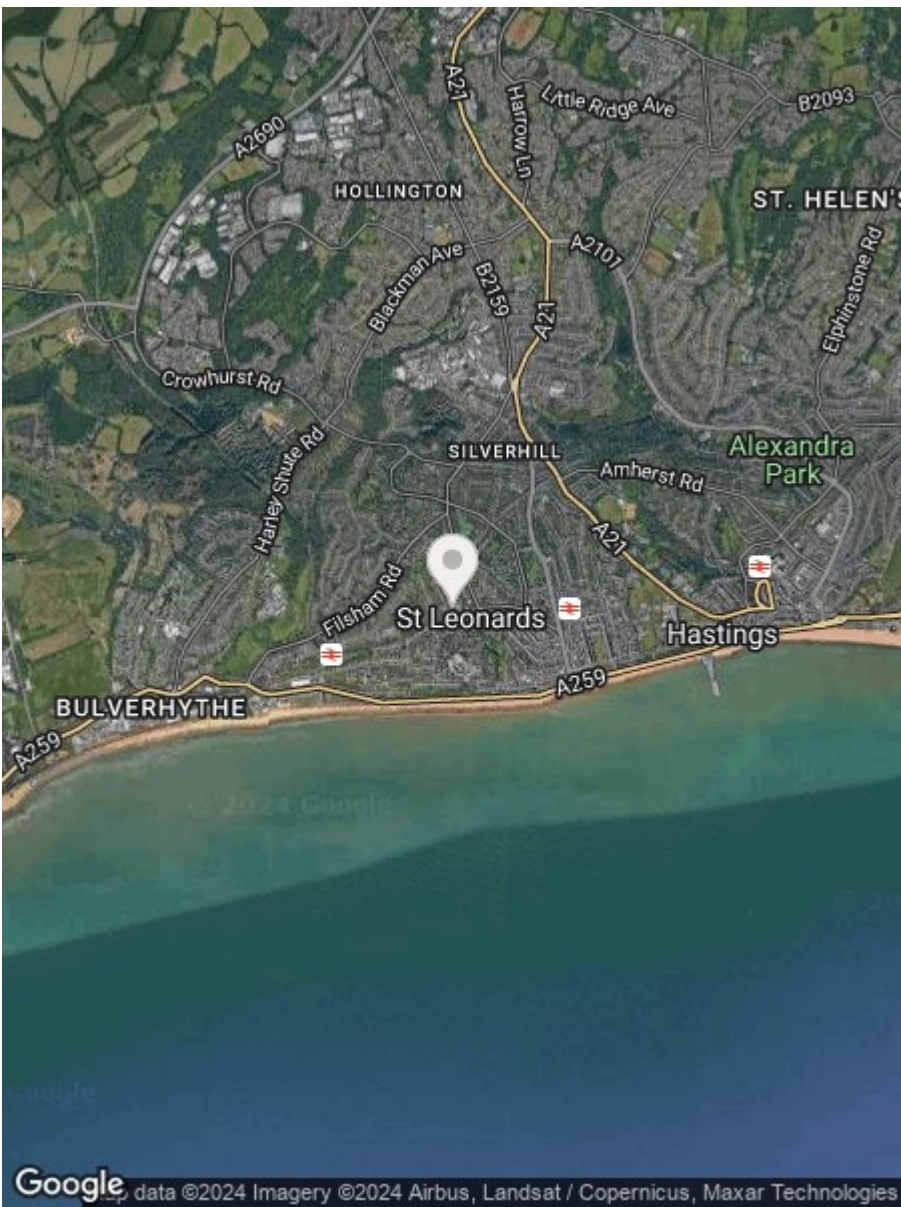
Reduced headroom

14.15 ft²
1.31 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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