

**RUSH  
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WILSON**



**106 London Road, St. Leonards-On-Sea, East Sussex TN37 6LT  
£995,000**

Nestled on charming London Road in St. Leonards-On-Sea, this Edwardian detached house is a true gem. Boasting a stunning garden, three reception rooms, four spacious bedrooms, two bathrooms and a shower room, this delightful abode offers ample space for comfortable living. Situated in a sought-after location, this home is tastefully set back, providing the perfect blend of tranquillity and accessibility. The elegant design and generous layout make this house an ideal canvas for creating your dream home. Whether you envision cosy family gatherings or stylish entertaining, the possibilities are endless. The is a unique one-off property which, on the ground floor, offers a generous hallway, a gorgeous living room with a separate dining area and two feature fireplaces, a modern kitchen with granite worksurfaces, utility room, shower room, large basement and a third reception room currently used for entertaining guests. To the first floor: an elevated conservatory looking down on the beautifully maintained garden, two family bathrooms and four double bedrooms - with the master bedroom enjoying a further adjoining room currently being used as an office. Externally the property enjoys off-road parking via a double garage on Gilbert Road and a landscaped terraced rear garden, to the front a sweeping pathway to the main front door, surrounded by mature trees and laid lawn. The allure of this property is further enhanced by its proximity to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Don't miss the chance to make this house your own and experience the best of St. Leonards-On-Sea living.





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Floor -1 Building 1



Floor 0 Building 1



Approximate total area<sup>(1)</sup>

3282.24 ft<sup>2</sup>

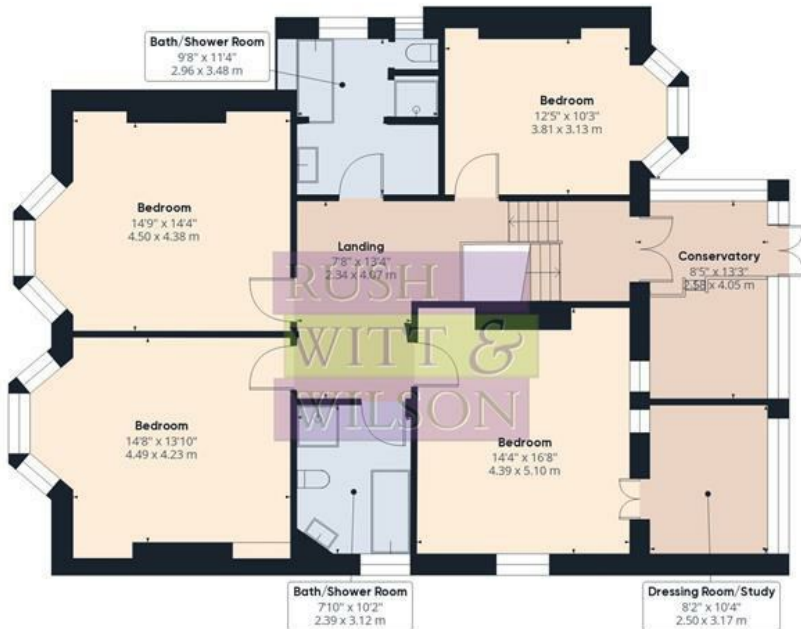
304.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

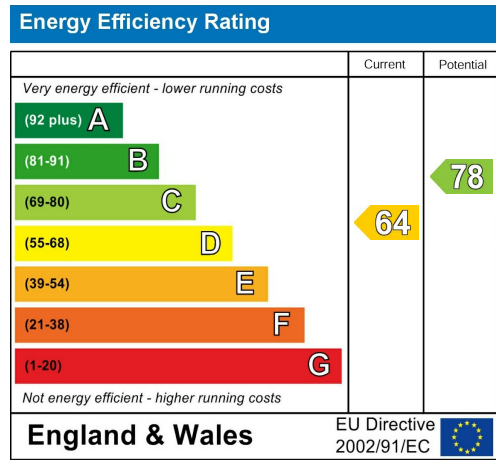
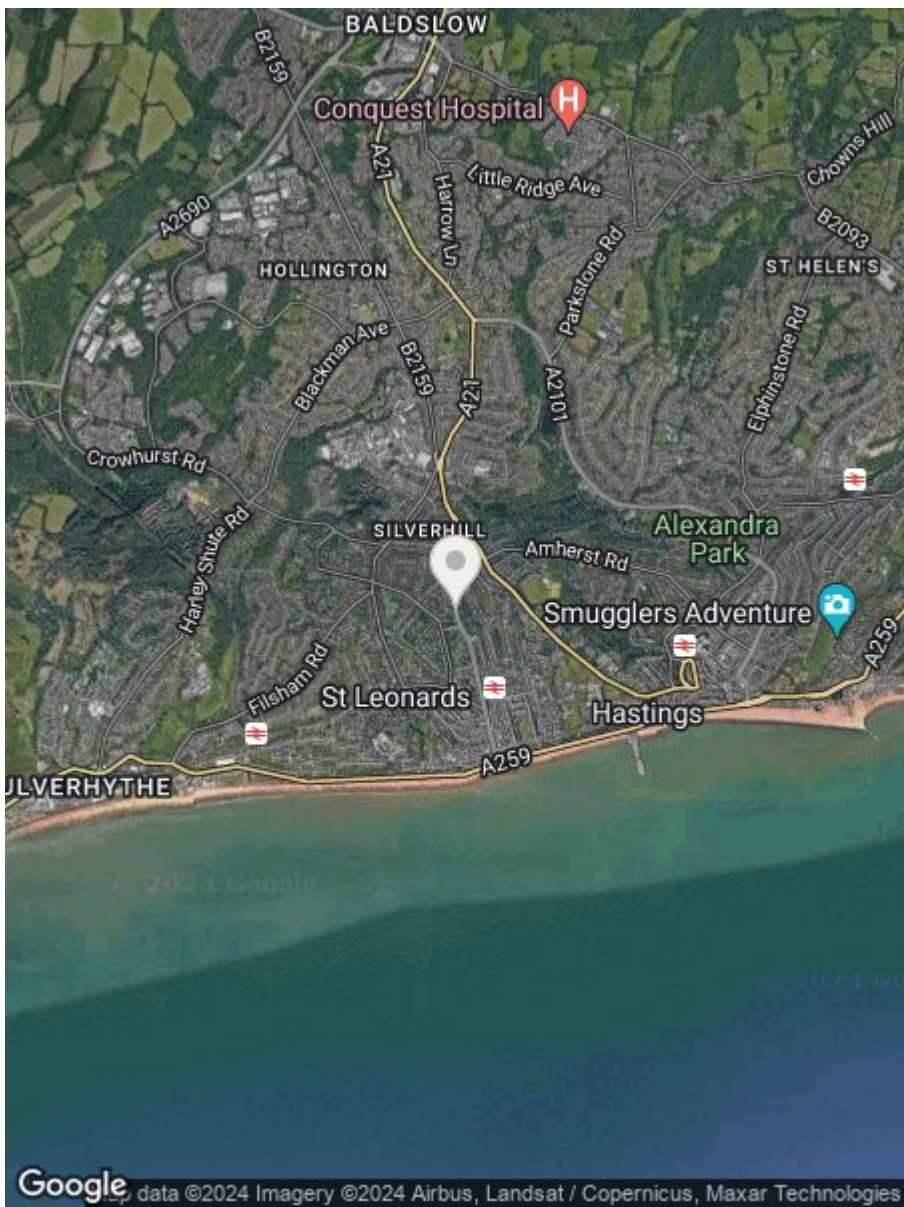
GIRAFFE360



Floor 1 Building 1



Floor 0 Building 2



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