

**RUSH
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WILSON**



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16 Upper Glen Road, St. Leonards-On-Sea, TN37 7AX
Offers In Excess Of £375,000

Nestled on Upper Glen Road, this delightful two bedroom detached former coach house presents a unique opportunity for those seeking a blend of character and potential. With its original and reinstated features, this property offers spacious living areas that invite you to personalise and make it your own. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy living room, perfect for both relaxation and entertaining guests. To the right, a separate dining room provides a lovely space for family meals and gatherings, while the well-equipped kitchen overlooks a picturesque cottage garden, creating a serene backdrop for your culinary adventures. The convenience of a downstairs utility/cloakroom adds to the practicality of this charming home. Venture upstairs to discover two generously sized bedrooms, complemented by a family bathroom, making this residence ideal for a small family or individuals looking to establish their dream home. The property is further enhanced by a well-stocked, private garden, a haven for gardening enthusiasts, which features a fully-insulated log cabin outbuilding, perfect for outdoor entertaining or as a peaceful retreat. An additional shed offers ample storage space for your gardening tools and equipment. The driveway accommodates multiple vehicles, ensuring that parking is never a concern. Located in a convenient area, this home is within easy reach of local amenities, making it a practical choice for everyday living. This house is not just a property; it is a fantastic opportunity to create your dream home in a desirable location, where charm and potential come together beautifully.

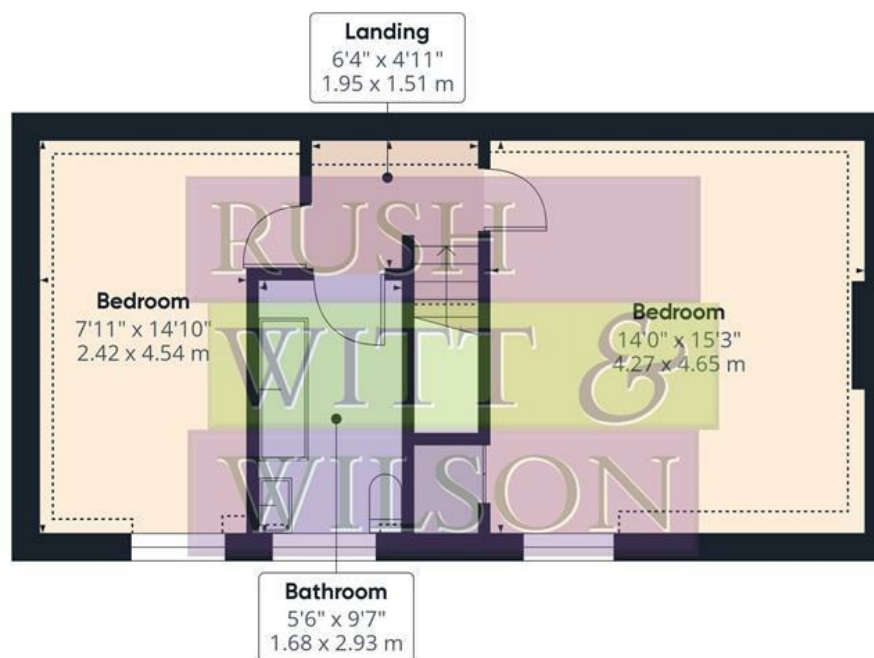








Floor 0



Floor 1

Approximate total area⁽¹⁾

1120.75 ft²

104.12 m²

Reduced headroom

53.17 ft²

4.94 m²

(1) Excluding balconies and terraces

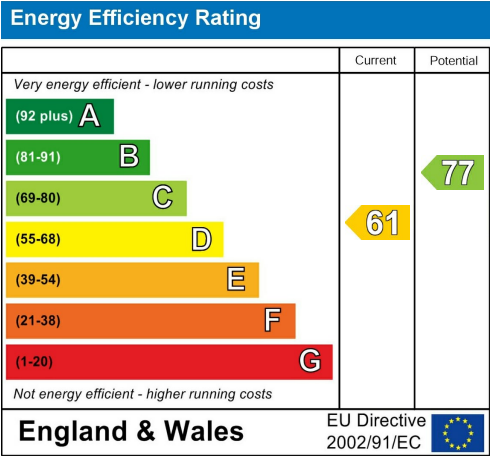
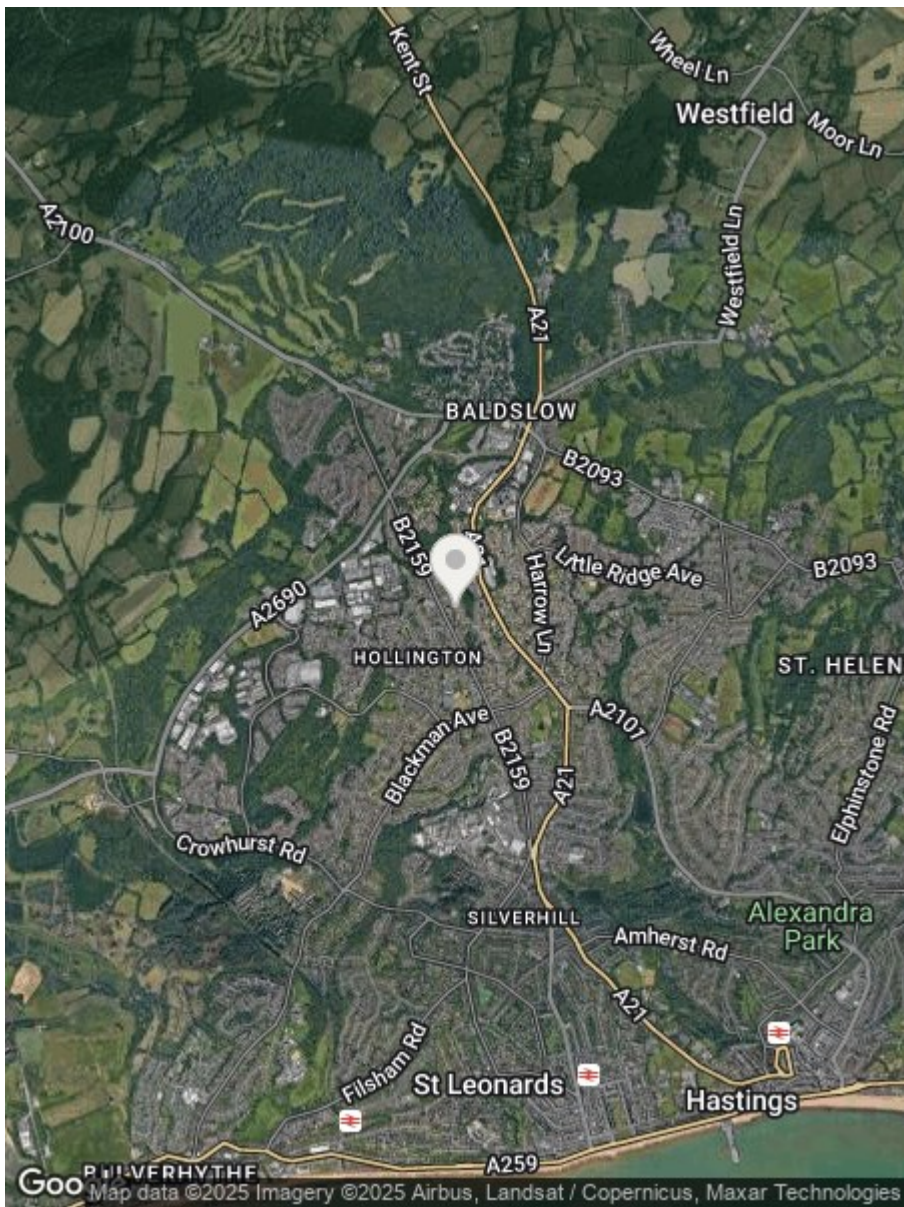
Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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