

JOHN BRAY & SONS



11 North Street
, St. Leonards-On-Sea, TN38 0EY
Offers In Excess Of £550,000



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The property: an attractive four bedroom, three storey house with a generous rear garden located in the heart of St. Leonards, within walking distance to the beach. The accommodation is beautifully presented throughout and enjoys a wealth of character features together. The ground floor comprises of two double bedrooms and the upper floor houses two further double bedrooms and a stylish family bathroom where there is a bath with a shower over. The lower floor provides an open plan living space which is fitted with a shaker style kitchen including integrated appliances and there is space for a dining table and a charming living area with a wood burning stove and access out to the level, lawned rear garden.

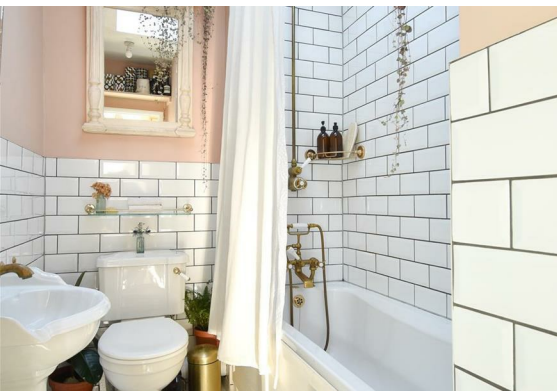
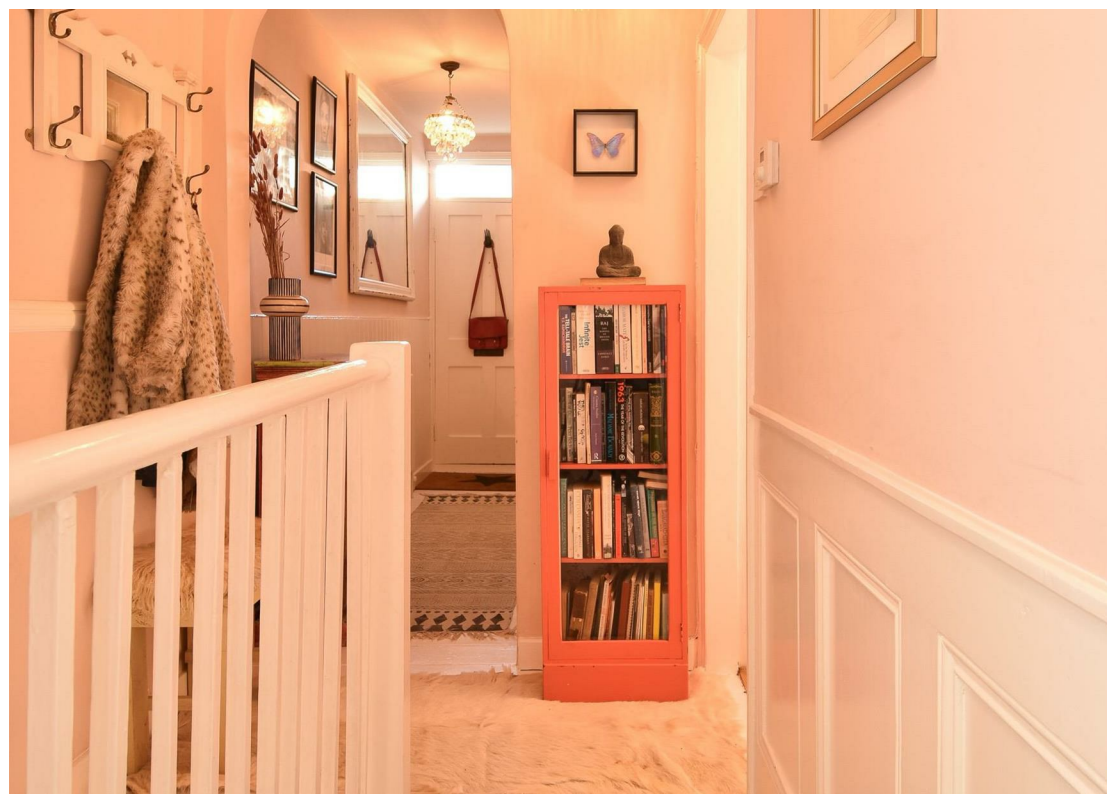


Planning Permission has been granted to extend the lower floor by approximately 3m. The plans include knocking through the existing south facing wall creating a utility room, additional bathroom, bifold doors and a large skylight. The plans have factored in foundations which, with further consent, could support a first and second floor extension.

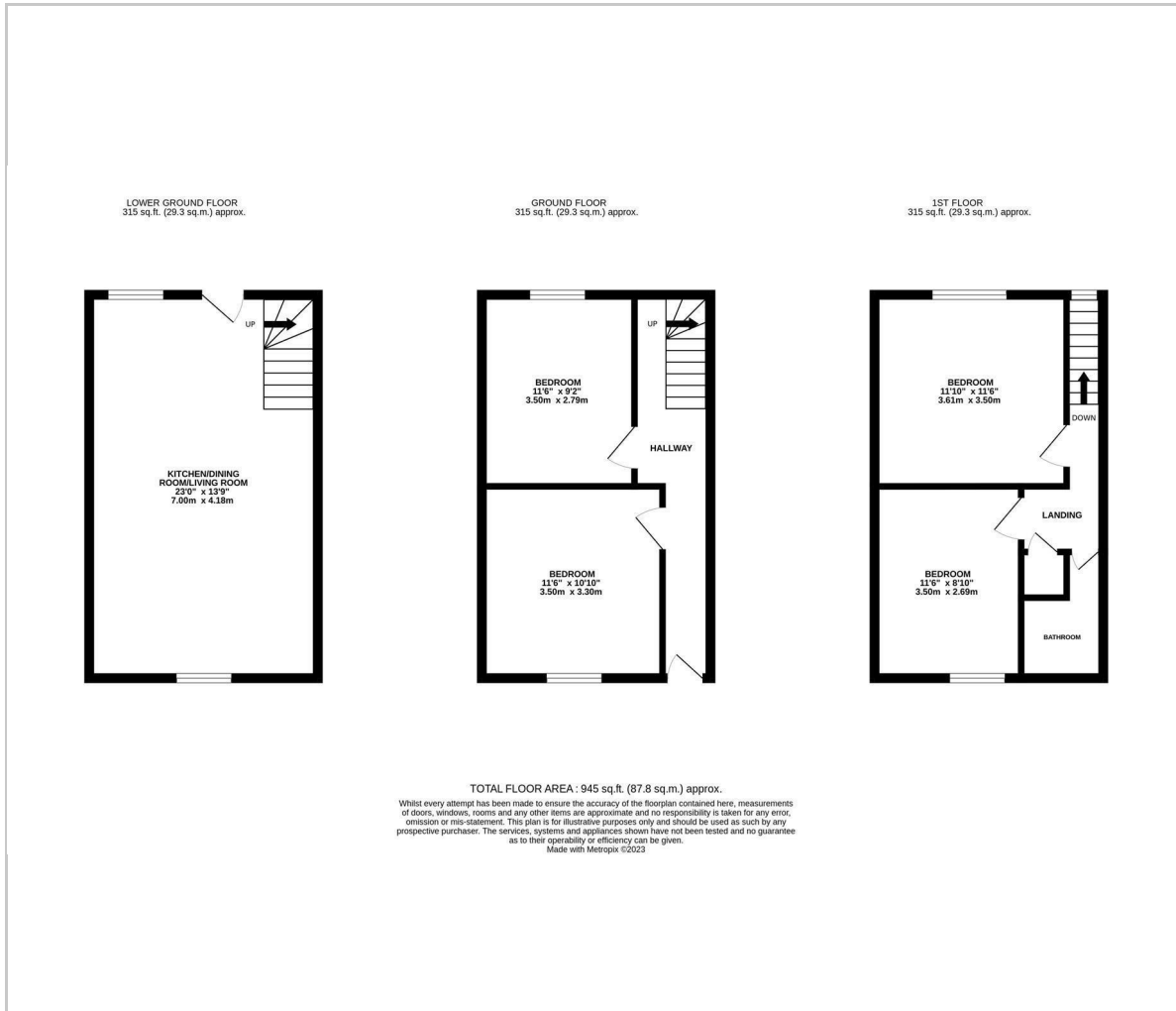


The location: situated in a central position within St. Leonards, this fantastic property is within easy walking distance of local shops, cafes, restaurants, galleries and antique stores. Warrior Square mainline railway station offers connections to London and there are good bus routes nearby.





Floor Plan



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

