



JOHN BRAY & SONS

Ground Floor, 4 Highlands Gardens
, St. Leonards-On-Sea, TN38 0HT

Offers In Excess Of £480,000

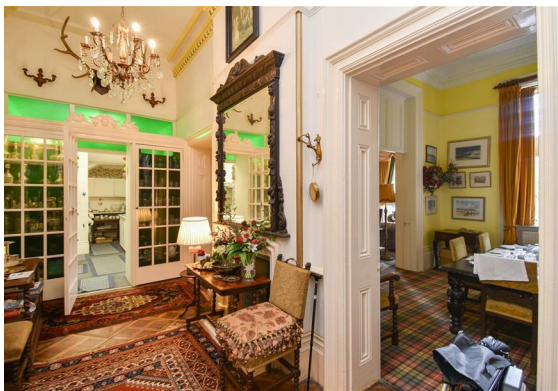
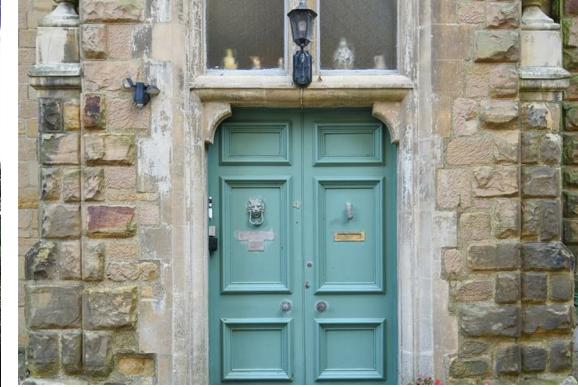


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The property: a two/three bedroom garden apartment with off road parking spanning the ground floor of this handsome Grade II listed residence in a quiet, sought after St. Leonards location. Accessed via a private entrance the accommodation here enjoys a plethora of original features including stained glass windows, high ceilings and intricate cornicing. It comprises an entrance porch which leads through to a welcoming entrance hallway, there is an impressive living room which was the original 'drawing room' of the house with access out to the paved rear garden, there is a door connecting this reception space to the dining room which could also be used as bedroom three. The kitchen enjoys a utility area and access to a separate w/c. The main bedroom measures 21'3 x 15'11 and benefits from an en-suite shower room and a large bay window overlooking the front garden, there is a second bedroom and a family bathroom. Externally there is a gated driveway providing parking spaces, a private rear garden which is paved to provide a low maintenance space and a front garden which is mainly lawned with a lovely, leafy outlook. Being sold with no onward chain and the freehold to the building a property of this stamp is rarely available.

The location: occupying a peaceful and sought after location within a conservation area in St. Leonards-On-Sea, it's a short walk from St. Leonards gardens and within easy reach of the seafront. St. Leonards itself offers a collection of independent shops,





eateries, galleries and a mainline railway station with connections to London stations.



GROUND FLOOR
1451 sq.ft. (134.8 sq.m.) approx.

The ground floor plan features a central entrance hall leading to several rooms. At the top is a large living room with a fireplace, adjacent to a dining room. To the left of the living room is a kitchen with access to a rear porch. Below the kitchen are two bedrooms, each with its own bathroom. A shower room is located near the kitchen. The plan also includes a WC, a main front porch, and several windows and doors indicated by standard architectural symbols.

LIVING ROOM
26'11" x 17'5"
8.20m x 5.31m

DINING ROOM
13'5" x 12'9"
4.09m x 3.89m

KITCHEN
17'6" max x 15'9" max
5.33m max x 4.80m max

ENTRANCE HALL
17'1" x 7'7"
5.21m x 2.31m

PORCH

BEDROOM
21'3" x 15'11"
6.48m x 4.85m

BEDROOM
12'5" x 9'3"
3.78m x 2.82m

BATHROOM

SHOWER ROOM

WC

TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 for 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.
Made with Metropix C5024

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.

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A map of St Leonards, Victoria, Australia. An orange pin marks the location of the property at 10 Boscobel Rd. The map shows surrounding roads including Filsham Rd, Upper Maze Hill, Charles Rd, London Rd, Pevensey Rd, Gensing Rd, E Ascent, W Hill Rd, Boscobel Rd, and Essenden Rd. St. Leonard's Gardens and the Marina are also visible. The Google logo and 'Map data ©2025' are at the bottom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	