



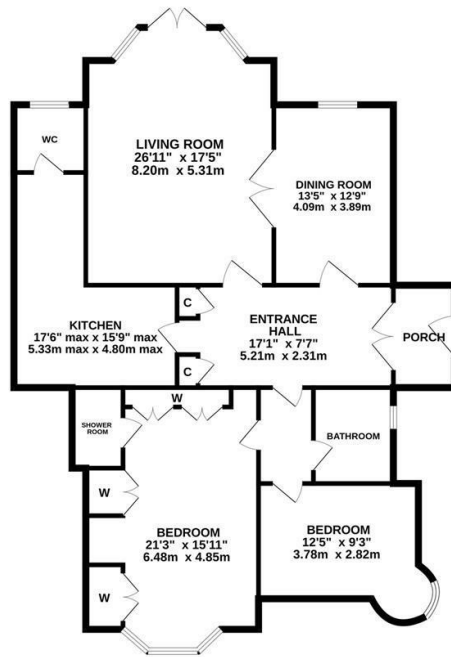
## Ground Floor, 4 Highlands Gardens, St. Leonards-On-Sea, TN38 0HT

Offers In Excess Of £480,000



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.

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



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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. All W's and dimensions are approximate and should be used as such by any prospective purchaser. Made with Metaplan 12/2024



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.