RUSH WITT & WILSON



Charles Road, St Leonards-On-Sea, TN38 0JU
£650,000 Freehold

Situated on the picturesque Charles Road in St Leonards on Sea, this exceptional detached property offers an impressive 5,235 sq ft of accommodation arranged across four levels, presenting a wealth of possibilities for a variety of buyers. The ground floor has received consent for a change of use to residential under prior approval, offering exciting potential for redevelopment, subject to the necessary consents. The existing layout could lend itself to conversion into up to four flats, with further potential for a coach house, creating an attractive opportunity for developers and investors alike. Alternatively, the property's substantial accommodation could appeal to those seeking a unique family home, with the flexibility to explore intergenerational living, allowing multiple generations of a family to live under one roof while retaining a degree of independence. St Leonards-on-Sea offers a charming coastal setting, with a range of local amenities, independent shops, beautiful beaches and scenic parks nearby, combining convenience with the appeal of seaside living. Whether you are looking to create a distinctive family home, explore the possibilities of multigenerational living or unlock the property's development potential, this is a rare opportunity to acquire a substantial detached property in a sought-after St Leonards on Sea location.










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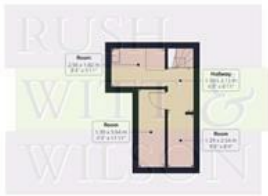












Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area(1)

509.3 m²

5482 ft²

Reduced headroom

1.6 m²

17 ft²

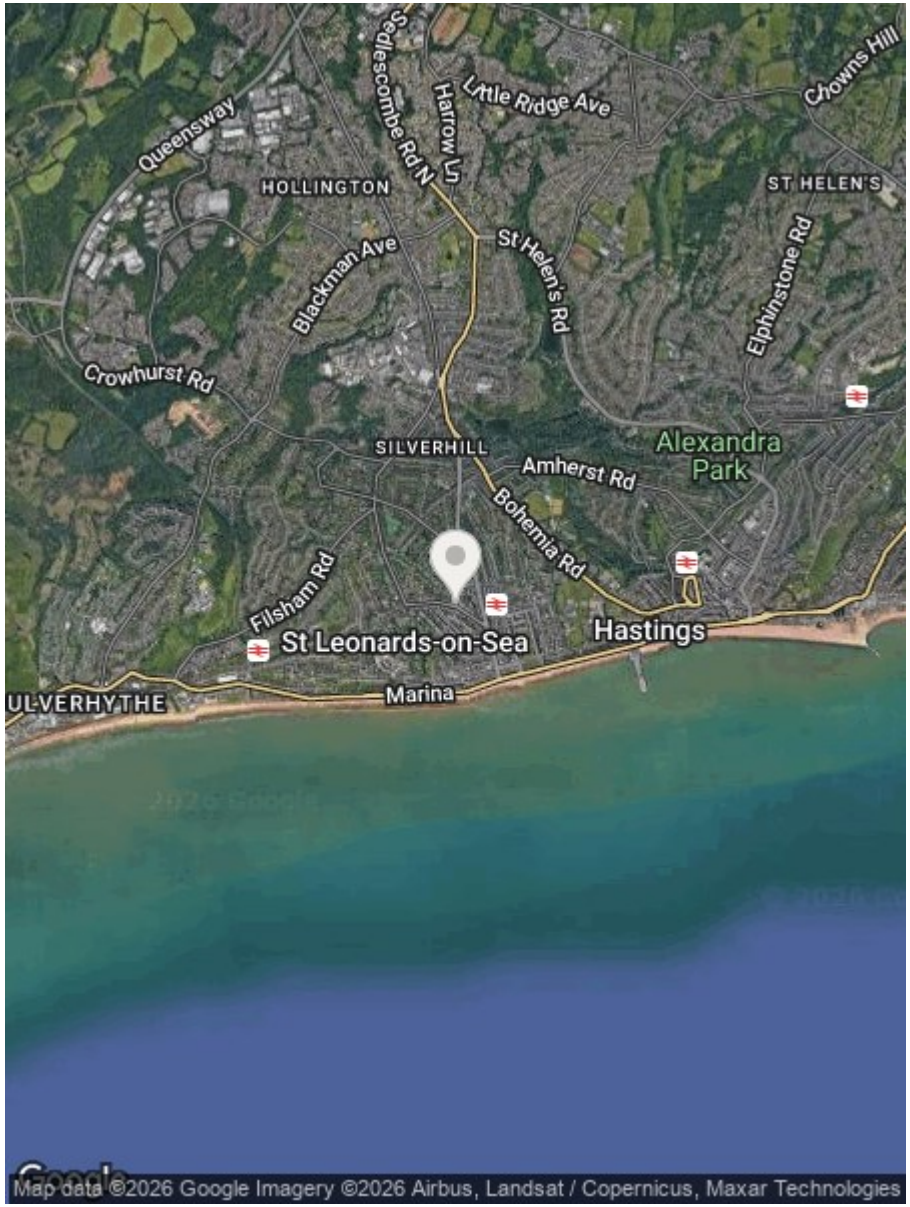
(1) Excluding balconies and terraces

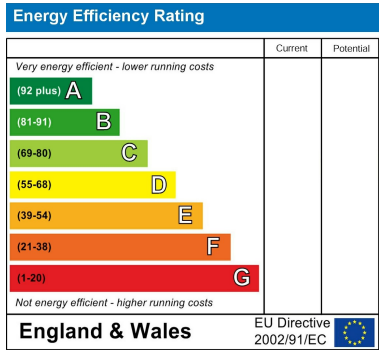
Reduced headroom

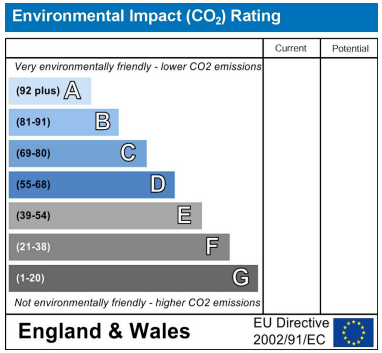
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewings by prior appointment via Joint Agents Rush Witt & Wilson or Dyer+Hobbis

Council Tax Band - D - 1st & 2nd Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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Lettings & Property Management

The Property Ombudsman
Relocation agent network

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