

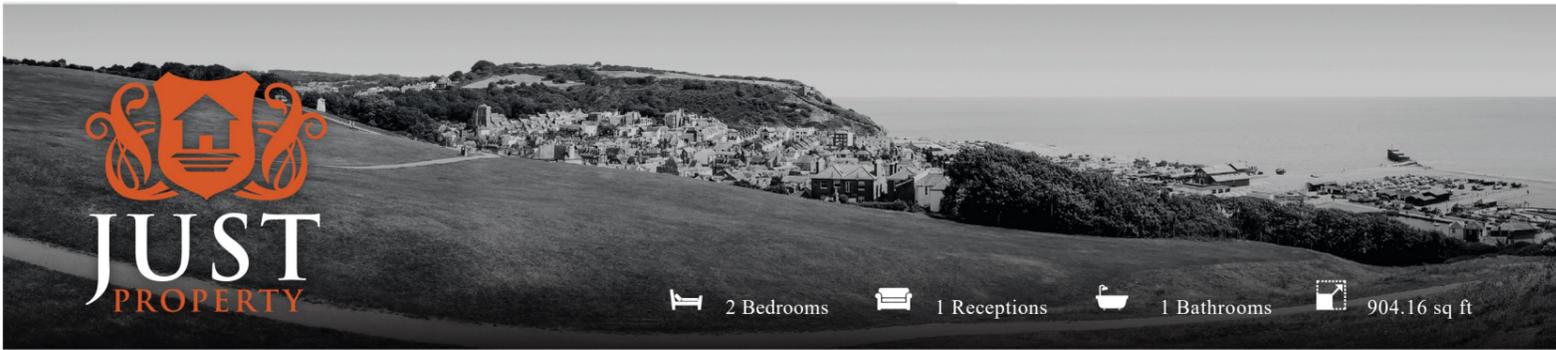


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	79



**FLOORPLANS**  
Top Floor 57 Norman Road, St. Leonards-On-Sea, TN38 0EG

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 904.16 sq ft

Leasehold - Share of Freehold

**£349,950**

Top Floor 57 Norman Road, St. Leonards-On-Sea, TN38 0EG



## PROPERTY DETAILS

An exceptional opportunity to secure a rarely available and spacious two-bedroom maisonette located in the heart of the vibrant Mercatoria area of St. Leonards.

This unique property is perfectly positioned within walking distance of the Kino Theatre and an array of independent cafés, boutiques, and restaurants, making it ideal for those who appreciate the charm and energy of this sought-after neighbourhood.

The maisonette boasts sea glimpses from the principal bedroom, with its south-facing windows allowing an abundance of natural light to flood the property.

Accessed via a distinctive front door leading into a communal hallway, the home welcomes you with a private entrance and stairs ascending to the first floor. Here, you'll find a bright and open-plan lounge and dining area, complete with a beautiful bay window, a cosy wood-burning stove, and original period features that add character to the space. The stylish fitted kitchen is well-proportioned, and there is also access to a stunning roof terrace, perfect for al fresco dining or relaxation.

On the upper floor, a gallery landing provides additional storage space and access to a spacious loft. The large bathroom is complemented by a handy storage cupboard, while the second bedroom features ample built-in wardrobes. The principal bedroom, with its impressive bay window, offers a serene retreat filled with natural light.

The property benefits from gas-fired central heating and a share of the freehold, offering additional peace of mind.

Viewings are highly recommended through the vendor's sole agents, Just Property.



## ROOM DIMENSIONS

Communal Street Door

Inner Hallway

Front Door

Stairs To Landing Area

Lounge / Diner  
26'10 x 14'01 (8.18m x 4.29m)

Kitchen  
10 x 6'8 (3.05m x 2.03m)

Stairs To Landing

Loft Access

Bedroom  
14'2 x 14'5 (4.32m x 4.39m)

Bedroom  
11'11 x 9'05 (3.63m x 2.87m)

Bathroom  
10 x 6'8 (3.05m x 2.03m)

Roof Terrace

## FEATURES

- Stunning Maisonette
- Wonderful St Leonards Position
- Sea Glimpses
- Two Bedrooms
- Spacious Loft With Loft Ladder
- Gorgeous Roof Terrace
- Share of the Freehold
- Spacious Bathroom
- Open Plan Lounge / Dining Room
- Lovely Wood Burner

