



Kittywell Cottage, The Willows, St.  
Leonards-On-Sea, TN37

TA  
UK®

# Key Features

- Victorian Home With Character & Charm
- Two Generous Double Bedrooms
- Spacious Self-Contained Loft With Power & Light
- Tranquil Tree Lined Lane
- Off-Road Parking For Multiple Vehicles
- Bay-Fronted Lounge With Log Burner
- Outside Laundry Room
- Modern & Stylish IKEA Kitchen
- Luxury Bathroom With Underfloor Heating
- Generous Family-Friendly Rear Garden



*Charming Victorian home in a tranquil setting. Features a bay-fronted lounge, two log burners, a modern kitchen, two double bedrooms, luxurious bathroom with underfloor heating, and self contained loft. Generous garden, off-road parking, and laundry room.*





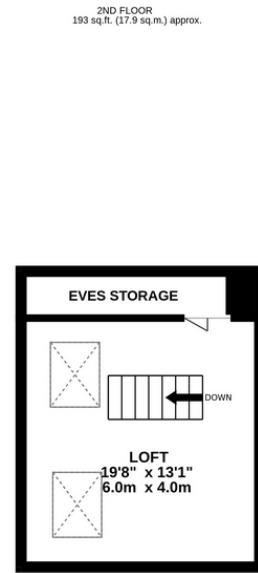
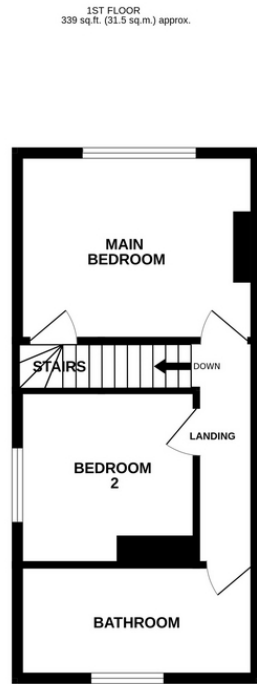
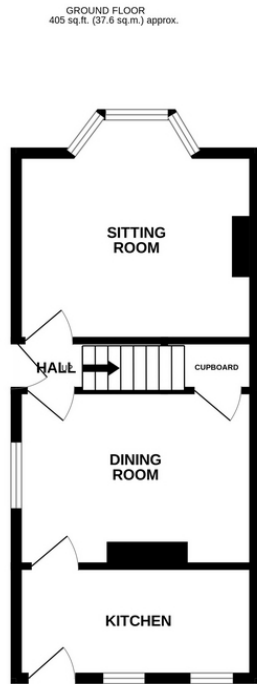
Tucked away in a tree-lined lane in a tranquil, semi-rural setting, this Victorian home offers a rare blend of period charm and modern comfort. The convenient location is within easy reach of a number of popular schools and amenities, including a supermarket just a few minutes' walk away.

The well-proportioned accommodation features a bay-fronted lounge, a perfect space for relaxation with a log burner that adds a cosy focal point. A separate dining room also benefits from a log burner, creating an ideal setting for both meals and entertaining. The modern IKEA kitchen is thoughtfully designed, combining style with practicality.

Upstairs are two generous bedrooms that comfortably accommodate ample furniture. The modern bathroom features a separate monsoon shower, an oversized low-profile bath, and the added luxury of underfloor heating. There is also a self-contained loft with distant sea views, accessed via a sturdy staircase, offering versatile use and excellent potential.

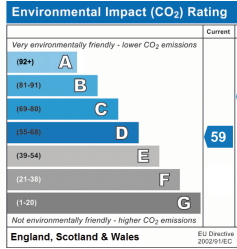
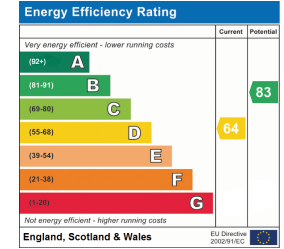
Outside, the property provides off-road parking for multiple vehicles and a family-friendly rear garden, with a patio area perfect for alfresco dining, a good-sized section of lawn, and a secondary patio for a change of scenery. An external laundry room adds to the property's practicality. This charming house offers a wonderful opportunity to secure a character-filled home in a 'leafy' setting.





TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 by 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.  
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Tenure Type: Freehold  
Council Tax Band: C  
Council Authority: Hastings Borough