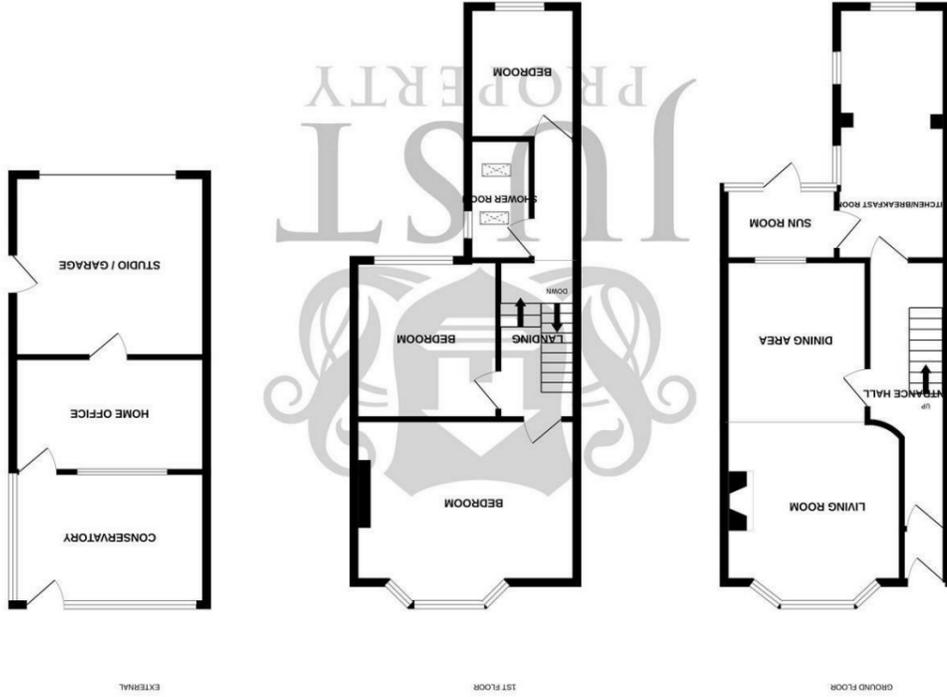


What every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows and appliances have not been tested and no guarantee of accuracy is given. The floorplans and appliances shown are not intended to be used as such by any prospective purchaser. The floorplans and appliances shown are not intended to be used as such by any prospective purchaser. The floorplans and appliances shown are not intended to be used as such by any prospective purchaser.

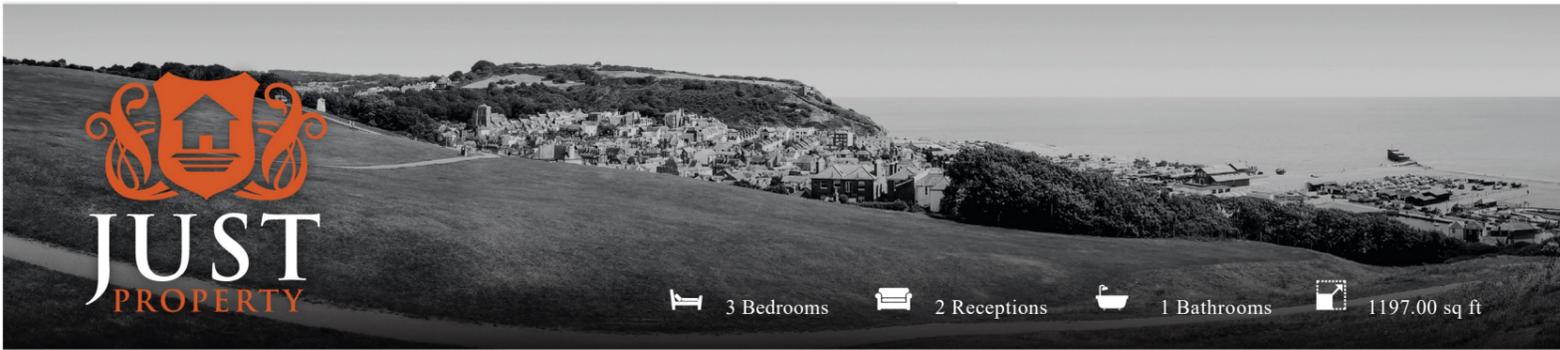
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	61
Potential	80



FLOORPLANS

52 Alma Terrace, St. Leonards-On-Sea, TN37 6QT

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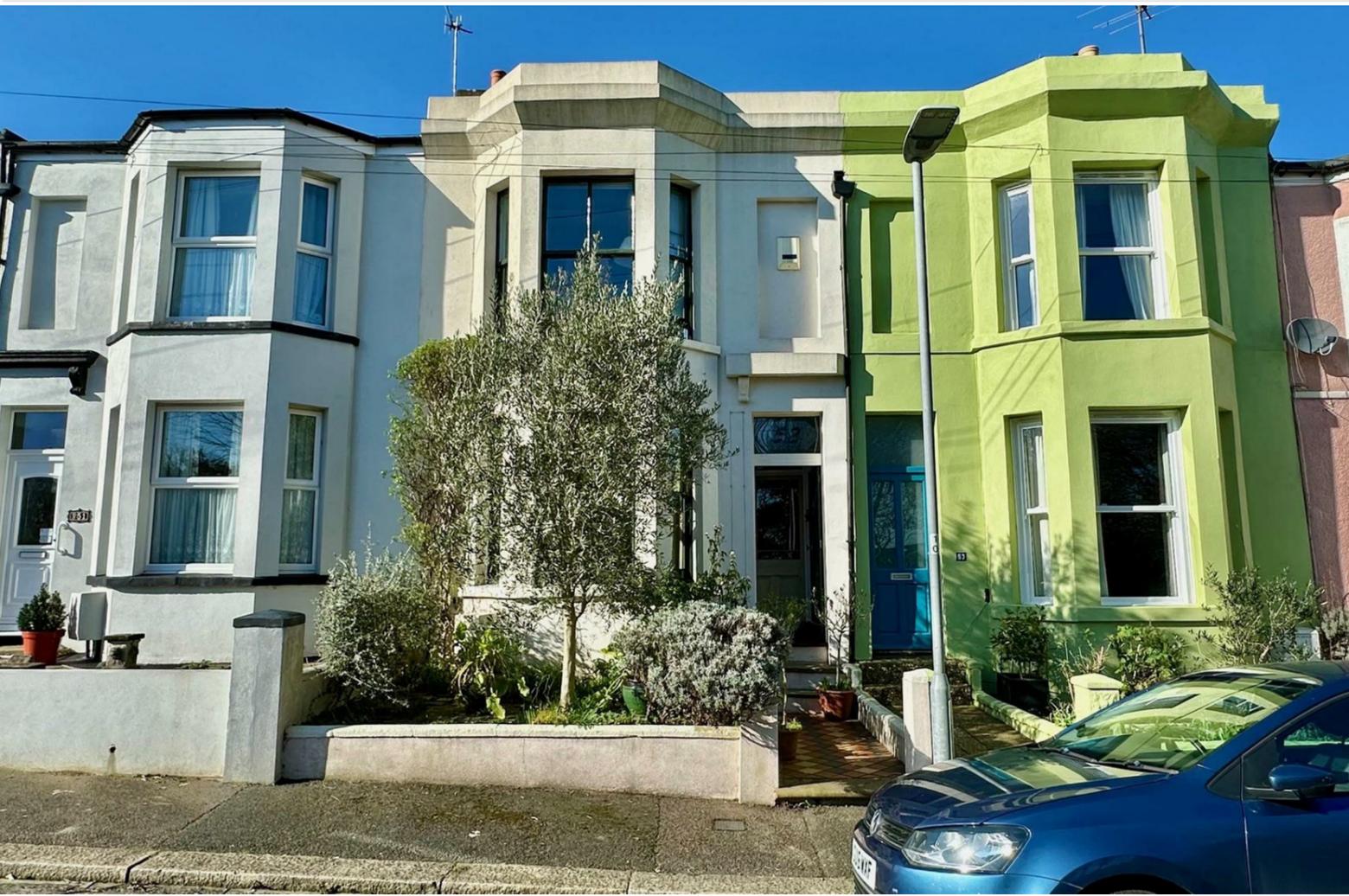


3 Bedrooms 2 Receptions 1 Bathrooms 1197.00 sq ft

Freehold

£397,500

52 Alma Terrace, St. Leonards-On-Sea, TN37 6QT





3 Bedrooms 2 Receptions 1 Bathrooms 1197.00 sq ft

PROPERTY DETAILS

If you are searching for a stunning period home in St Leonards-on-Sea, then Alma Terrace should be at the very top of your list.

This gorgeous period property is a true credit to the current owners, beautifully presented throughout and rich in character. Ideally positioned within walking distance of local shops, supermarkets, well-regarded schools and the seafront, it also offers convenient access to the nearby towns of Hastings, Bexhill-on-Sea, Battle and Rye.

The accommodation begins with a useful entrance porch leading through to a welcoming hallway. The open-plan family lounge, complete with a wood-burning stove, flows seamlessly into a formal dining area — creating a wonderful space for both everyday living and entertaining. The fitted kitchen provides an excellent area for cooking and socialising, featuring a breakfast area and adjoining sunroom that overlooks the garden.

To the first floor, there are three beautifully presented and generously sized double bedrooms, together with an attractive modern shower room/WC.

Externally, the property enjoys an attractive front garden, with off-road parking and an additional open space opposite. The landscaped rear garden is a particular highlight, thoughtfully designed with a wonderful selection of established plants and shrubs, creating a private and tranquil setting.

A standout feature of this home is the rear conservatory, which leads into a home office and a rear garage accessed via Alma Villas. The garage is currently arranged as an art studio, offering excellent versatility for those working from home or pursuing creative interests. Walking distance via Vale Road to Alexandra Park.

The property retains a wealth of original period features and benefits from gas central heating. We are extremely proud to represent this beautiful home, and viewing is highly recommended by the vendors' sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bathroom / WC
Vestibule	Front Garden
Hallway	Off Road Parking
Living & Dining Room 25'11" x 12'0" (7.92 x 3.66)	Rear Garden
Kitchen / Breakfast Room 24'0" x 7'10" (7.32 x 2.39)	Conservatory 12'9" x 8'11" (3.91 x 2.73)
Sun Room	Home Office 12'9" x 7'7" (3.91 x 2.32)
Stairs Up To Landing	Garage 12'11" x 12'2" (3.94 x 3.73)
Bedroom 14'11" x 14'0" (4.57 x 4.27)	
Bedroom 10'11" x 10'0" (3.35 x 3.05)	
Bedroom 12'0" x 8'0" (3.66 x 2.44)	

FEATURES

- Stunning Period Property
- Three Double Bedrooms
- Beautiful Open Plan Lounge and Formal Dining Area
- Fitted Kitchen and Breakfast Room
- Shower Room & WC
- Off Road Parking
- Rear Conservatory, Home Office and Garage / Studio
- Many Period Features and Wood Burner
- Very Quiet Position in St Leonards
- Walking Access To Alexandra Park Close by

