



# JOHN BRAY & SONS

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

**Offers In Excess Of £480,000**

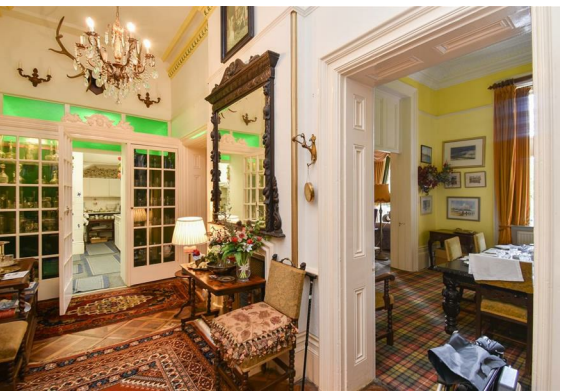
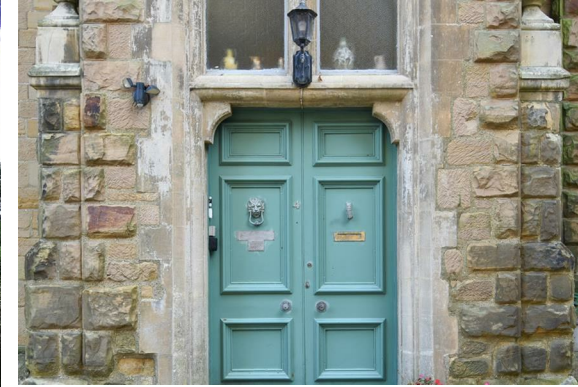
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## Ground Floor, 4 Highlands

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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.

The location: occupying a peaceful and sought after location within a conservation area in St. Leonards-On-Sea, it's a short walk from St. Leonards gardens and within easy reach of the seafront. St. Leonards itself offers a collection of independent shops,





eateries, galleries and a mainline railway station with connections to London stations.

