

JOHN BRAY & SONS



2 Gensing Road
, St. Leonards-On-Sea, TN38 0ER
Offers In Excess Of £400,000



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The property: a spacious two bedroom, three storey, regency house, having been thoughtfully refurbished, tucked away in central St Leonards. The accommodation enjoys generous proportions having undergone a sympathetic restoration, the house has been finished to an excellent standard, featuring a newly fitted kitchen, stylish bathroom and a new boiler. Comprising a welcoming entrance porch, leading into the bright open plan living space with a wood-burning stove and original ash floorboards, offering ample room for a full dining table, while the kitchen is positioned at the rear of the property, alongside a versatile reception space currently used as a study area with skylights, access via bi-folding doors. The kitchen is fitted with contemporary units enjoying integrated appliances including an oven, hob and dishwasher, complemented by solid wooden worktops. On the first floor there are two double bedrooms, with the principal bedroom benefitting from built-in wardrobes, together with a modern family bathroom, including a freestanding bath and a separate shower enclosure. While the upper floor houses the large loft room, which serves as an occasional third bedroom, studio or home office, it benefits from a large dormer window which frames a picturesque view across the neighbouring rooftops. This home would make the perfect seaside retreat and is being sold with no onward chain.

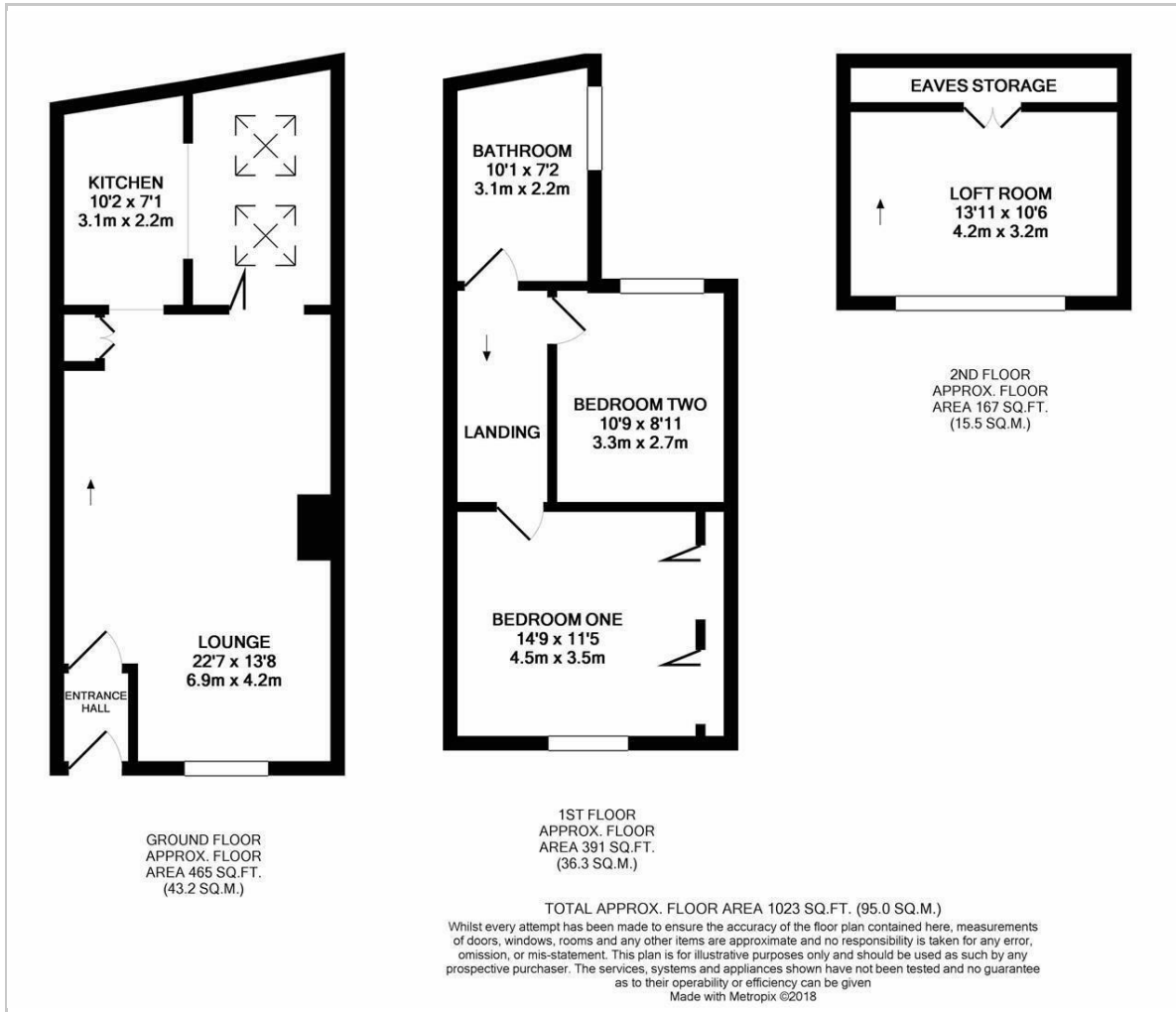
The location: situated in a sought after St. Leonards setting, just metres from local independent coffee shops, artisan





stores, restaurants, cinema and galleries. The beach is also within immediate walking distance and St. Leonards mainline railway station benefits from connections to London stations in just over 1 hour and 20 minutes, ideal for commuters.

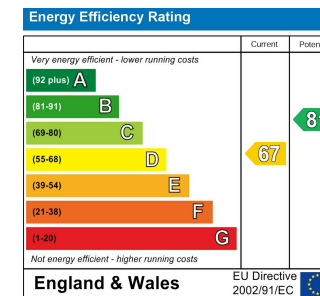
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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