



## Archery Road, St. Leonards-On-Sea TN38 0AF

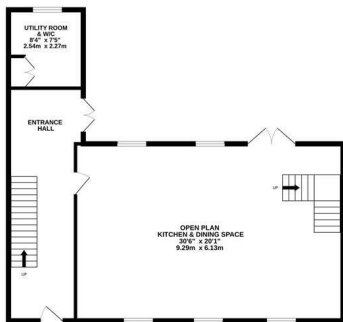
Offers in excess of £975,000



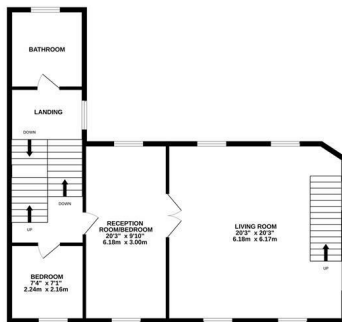
Set within the private Archery Villas enclave in the heart of St Leonards-on-Sea, this distinguished Grade II-listed Regency townhouse forms part of a handsome terrace designed by Decimus Burton in the early 19th century. Originally conceived as a collection of elegant seaside villas, the houses are rumoured to have hosted friends of the Royal Family and remain among the area's most architecturally significant addresses. A SHORT WALK FROM THE SEAFRONT and the independent shops, galleries and cafés of St Leonards, the house extends across three LIGHT-FILLED STOREYS, where ORIGINAL ARCHITECTURAL FEATURES have been sensitively restored alongside thoughtful modern additions.

Behind its handsome stuccoed façade, the interiors are defined by GENEROUS PROPORTIONS, tall sash windows and a quietly sophisticated palette. Period detailing

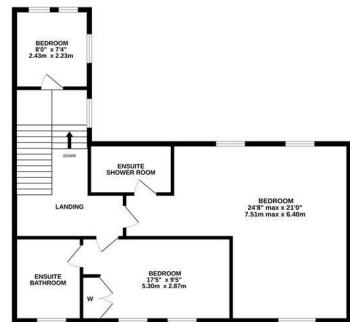
GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



2ND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 2688 sq.ft. (249.7 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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