



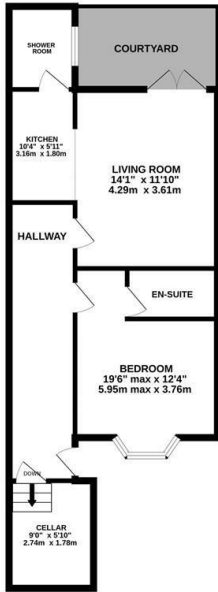
Church Road, St. Leonards-On-Sea TN37 6EF

Offers in excess of £750,000

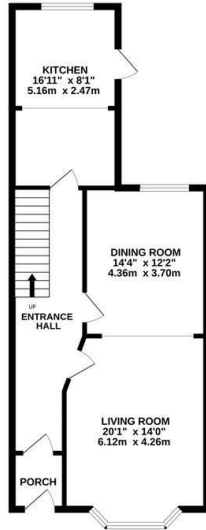


A beautifully presented four bedroom semi detached VICTORIAN HOUSE with a one bedroom self contained apartment, occupying an enviable St. Leonards location within walking distance to the hub of St. Leonards On Sea where there is a collection of independent shops, award winning eateries, galleries and access to the beach. If you fancy venturing further afield St. Leonards railway station offers connections to London in just under 1 hour and 20 minutes. The VERSATILE ACCOMMODATION here has been restored throughout and spans four storeys benefitting from an abundance of original features. You enter on the ground floor which is arranged as a BAY FRONTED LIVING ROOM and open to the dining room to create a bright, dual aspect space while the kitchen is separate and positioned at the rear of the property with access to the generous rear garden. On the first floor there are two large double bedrooms together with a w/c on the half landing. The principal bedroom enjoys a front aspect and an EN-SUITE BATHROOM. There are two further double bedrooms on the upper floor, both of which enjoy modern shower rooms. Externally the garden

LOWER FLOOR - APARTMENT
627 sq.ft. (58.2 sq.m.) approx.



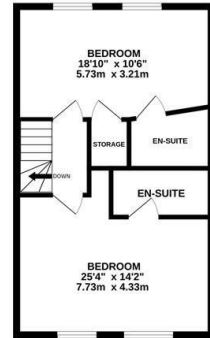
GROUND FLOOR
583 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 2172 sq.ft. (201.8 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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