



WHOLE BUILDING / FREEHOLD FOR SALE

51 London Road

St Leonards-on-Sea

£485,000

Including the shop and basement

HOUSE SUSSEX | ROBIN SMITH exp

51 LONDON ROAD | 01



THE PROPERTY

One building. Many possibilities.

Set in the heart of St Leonards-on-Sea, this distinctive period building is offered for sale as a whole freehold, combining a ground-floor shop, a spacious three-bedroom home and three additional undeveloped lower-ground-floor rooms requiring finishing. With characterful interiors, separate street entrances for the shop and residential accommodation, and an exceptionally convenient central location, the property offers an appealing opportunity for buyers seeking a home alongside commercial premises or a mixed-use investment.

- Whole freehold building
- Three-bedroom home
- Separate street entrances
- Ground-floor shop with WC
- Three undeveloped basement rooms
- Central St Leonards location

Space for business and creativity



The ground-floor shop enjoys a prominent position on London Road, with an attractive timber frontage and large display windows that provide natural light and a strong street presence. Currently arranged as an upholstery workspace, the main commercial room offers space for display, customer-facing activity and practical work, complemented by a WC. Its character and setting lend themselves to a variety of potential business uses, subject to any necessary consents. The shop is currently let on normal commercial monthly terms, and the upholsterer is very happy to stay.



LIVING & DINING

Light, character and generous proportions

Alongside the shop entrance, a separate door provides access to the residential accommodation, which unfolds over a series of characterful levels.

The principal living and dining room is an especially appealing feature of the home. Tall windows allow plenty of natural light to fill the room, while white-painted floorboards and a beautifully detailed fireplace reinforce its period personality. The generous proportions provide ample space for separate sitting and dining areas, creating a sociable room that works equally well for everyday living and entertaining.

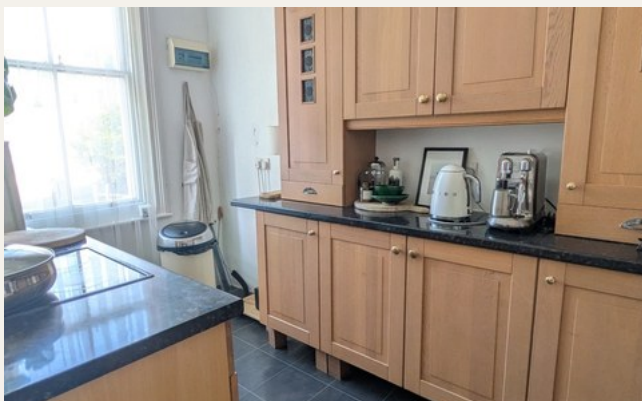




THE KITCHEN

Warm, practical and well planned

The separate kitchen is warm, practical and well planned. Timber-fronted cabinetry is paired with dark work surfaces and tiled flooring, providing extensive fitted storage and generous preparation space. There is an integrated oven and hob together with room for everyday appliances. Natural light and a good ceiling height make this a comfortable working kitchen, with scope for a future owner to update or personalise the finish.



A home to personalise

Period character across every level.

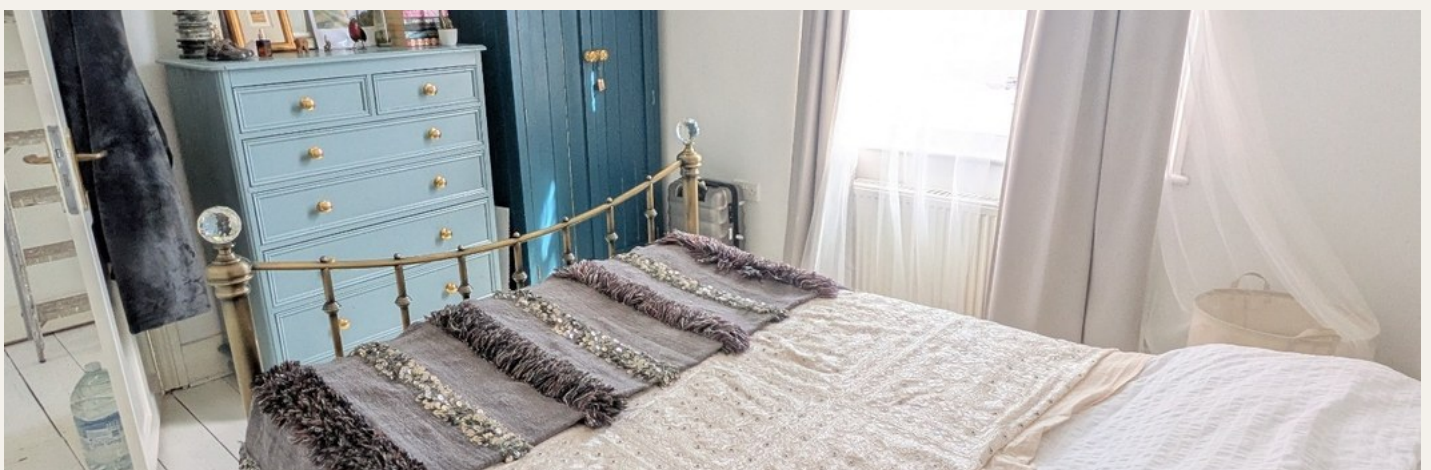


BEDROOMS & BATHROOMS

Flexible rooms above

Three bedrooms are arranged across the upper floors, pleasantly separated from the principal living space. Their flexible layout provides room for family life, visiting guests, home working or creative use.

The residential bathroom facilities include a main bathroom, an additional shower room and a separate WC.



Further space and future potential

A particularly unusual feature is the lower-ground floor, which contains three additional undeveloped rooms, including a workshop and two ancillary spaces. These provide substantial storage, hobby or practical working space, adding another dimension to the building's versatility.

The lower-ground-floor rooms also offer scope to explore future improvements, subject to their condition and any necessary consents. They are not currently presented as established bedrooms or formal living accommodation.

The combination of commercial premises and a substantial home creates several possibilities for a future owner. Buyers may wish to explore operating a business close to home or retaining the building as a mixed-use investment, subject to the existing occupation arrangements and any relevant permissions.

Home. Business. Possibility.

Three undeveloped lower-ground-floor rooms

Storage, hobbies or practical workspace

Future improvements subject to condition and consents



CENTRAL ST LEONARDS

Independent spirit, coastal pace

London Road places the property at the centre of one of the most individual and creative parts of St Leonards-on-Sea. Nearby Kings Road offers an eclectic collection of independent shops, cafés, bakeries and local businesses, while Norman Road is known for its galleries, restaurants and specialist shops.

The beach, seafront and promenade are within convenient reach, providing coastal walks and access to the town's popular waterfront. St Leonards Warrior Square railway station and a wide range of everyday shops and services are also close at hand.

51 London Road



£485,000 | Whole freehold building

The sale includes the freehold of the whole building, comprising the ground-floor commercial premises, residential accommodation and lower-ground-floor rooms. Title and any existing tenancy or occupation arrangements should be confirmed by the buyer's legal representative.

Floor plan for guidance only. Measurements and layout should be independently verified.

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