

FOR SALE

51 London Road

St Leonards-on-Sea

OFFERS IN THE REGION OF £375,000



THE PROPERTY

Character across four storeys

Set in the heart of St Leonards, this distinctive three-bedroom maisonette combines generous proportions, period personality and an exceptionally convenient position. The home unfolds over four levels, with a memorable open-plan living and dining space, three bedrooms and a useful lower-ground floor.

- 3 bedrooms
- Three lower-ground-floor rooms
- 75% share of freehold
- EPC rating C
- Open-plan living / dining room
- 999-year lease on completion
- Council Tax Band A
- Superfast broadband up to 80 Mbps*



LIVING & DINING

A room made for living

Tall windows, white-painted floorboards and a beautifully detailed fireplace give the principal reception space an immediate sense of light and character. Its generous proportions allow sitting and dining areas to work naturally together - a warm, sociable room for everyday life and entertaining.





THE KITCHEN

Warm, practical and well planned

Warm timber cabinetry is paired with dark work surfaces and tiled flooring. The layout provides extensive fitted storage, generous preparation space, an integrated oven and hob, and room for everyday appliances.

Natural light and good ceiling height make this a comfortable working kitchen, with scope for a future owner to personalise the finishes over time.



BEDROOMS & BATHROOMS

Flexible rooms above

Three bedrooms are arranged across the upper floors, separated from the principal living space and adaptable for family life, guests, home working or creative use.

A bathroom, additional shower room and separate WC provide useful practicality across the maisonette.



SPACE TO MAKE YOUR OWN

Beyond the main rooms

The lower-ground floor contains three additional undeveloped rooms, including a workshop and two ancillary rooms. In their present condition they provide substantial storage and hobby space, adding a level of versatility rarely found in a central maisonette.

They may offer longer-term scope for improvement, subject to condition, ventilation, building regulations, the lease and any necessary consents. They are not presented as established bedroom or formal living accommodation.

Four levels.

Period detail.

Real flexibility.



CENTRAL ST LEONARDS

Independent spirit, coastal pace

London Road places the property at the centre of one of the most individual parts of St Leonards-on-Sea. Nearby Kings Road brings together independent shops, cafes, bakeries and creative businesses, while Norman Road is home to galleries, restaurants, specialist shops and music venues.

The seafront and promenade are also within convenient reach, offering coastal walks, open views and easy access to the beach. St Leonards Warrior Square station provides connections towards London, Brighton, Eastbourne and Ashford, with everyday shops and services close at hand.

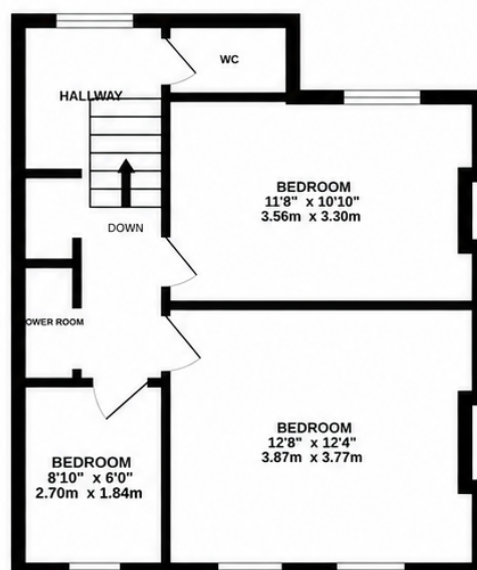
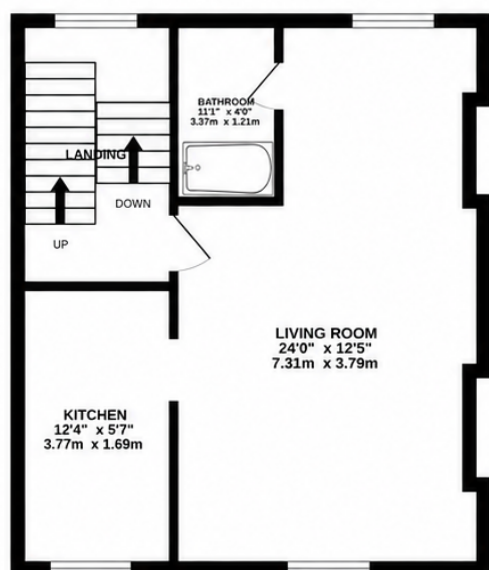
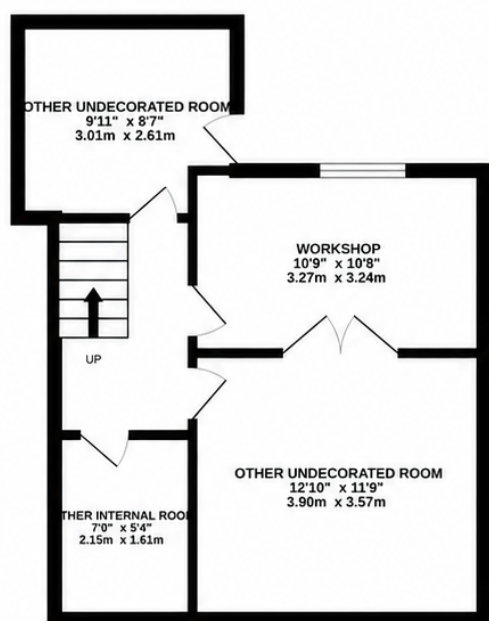
KINGS ROAD

NORMAN ROAD

THE SEAFRONT

WARRIOR SQUARE

51 London Road



Offers in the region of £375,000

TENURE

999-year lease on completion + 75% share of freehold*

EPC

C

COUNCIL TAX

Band A

BROADBAND

Superfast up to 80 Mbps*

*The remaining 25% freehold interest relates to the ground-floor shop. All tenure, service and connectivity details should be verified by the buyer.

Floor plan for guidance only. Robin Smith eXp | robin.smith@expuk.com | 07951 199876 | www.housesussex.com