



**Pevensey Road**  
**St. Leonards-On-Sea, East Sussex TN38 0JY**  
**£1,150,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Pevensey Road, St. Leonards-On-Sea, East Sussex TN38 0JY

Set on one of St Leonards’ most desirable and rarely available roads, this elegant semi-detached Victorian home is a true standout. It is a grand period property thoughtfully transformed into a bright, modern, and impeccably presented family residence. Homes of this scale, character, and condition seldom come to market here.

Spread across four impressive floors, the main house offers six beautifully proportioned bedrooms, three stylish bathrooms, and a wealth of original features including soaring ceilings, intricate cornicing, statement fireplaces, and generously sized bay windows that fill every room with natural light.

The heart of the home is the expansive kitchen and dining room, perfect for family life and entertaining, complemented by a generous living room with a striking fireplace and refined detailing. This space feels both luxurious and relaxed. Throughout, the décor is tasteful and contemporary, blending soft tones with refined finishes to create a calm, curated aesthetic.

A rare advantage in St Leonards, the property includes a garage and private parking for multiple cars, along with a charming rear garden offering a peaceful spot to unwind.

On the lower ground level is a superb self-contained two-bedroom apartment, ideal for guests, multi-generational living, a home workspace, or a valuable rental opportunity. With its own entrance, generous rooms, and well-planned layout, it stands as a genuine asset to the overall property.

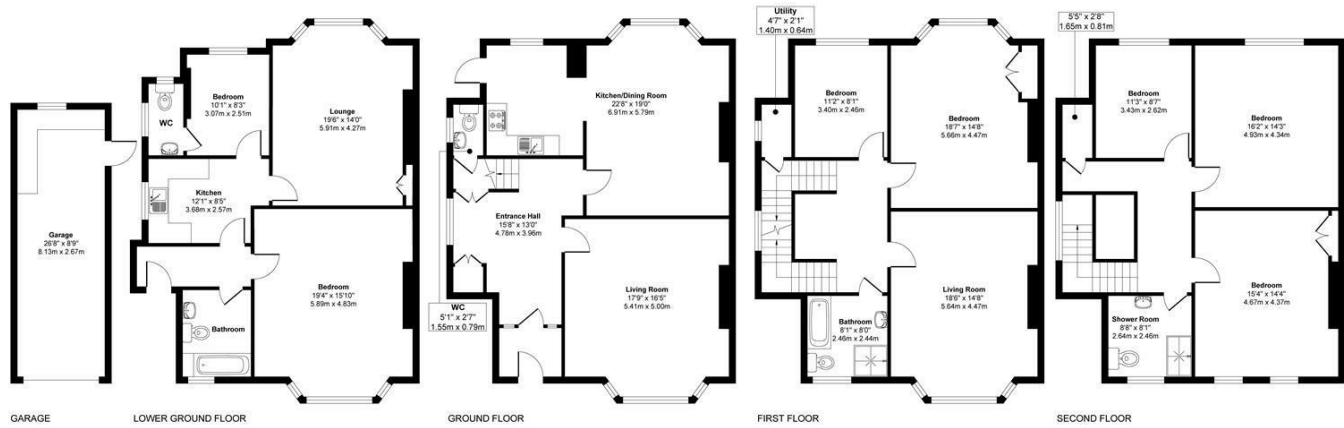
Pevensey Road is exceptionally well situated, moments from the vibrant hub of St Leonards, independent cafés, galleries, boutique shops, and the seafront. Combining central convenience with a peaceful residential feel, it remains one of the area’s most sought-after settings.

This is a rare chance to secure a substantial, design-led period home on one of St Leonards’ favourite roads, offering a perfect marriage of heritage architecture and modern living.



- EPC C
- SUBSTANTIAL SIX-BEDROOM PERIOD HOME ON A HIGHLY SOUGHT-AFTER ROAD
- RARE SELF-CONTAINED TWO-BEDROOM LOWER GROUND APARTMENT
- FULL OF PERIOD CHARACTER INCLUDING FIREPLACES, CORNICING AND FEATURE STAIRCASE
- RARE OPPORTUNITY — HOMES IN THIS LOCATION SELDOM COME TO MARKET
- COUNCIL TAX C
- BEAUTIFULLY PRESENTED THROUGHOUT WITH HIGH CEILINGS AND ORIGINAL FEATURES
- PRIVATE GARDEN, GARAGE AND OFF-STREET PARKING
- WALKING DISTANCE TO SHOPS, CAFÉS, GALLERIES AND THE SEAFRONT
- FOUR FLOORS OF SPACIOUS, BRIGHT AND TASTEFUL MODERN LIVING

**Pevensey Rd**  
Approximate Gross Internal Floor Area  
3717 sq. ft / 345.32 sq. m



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



