

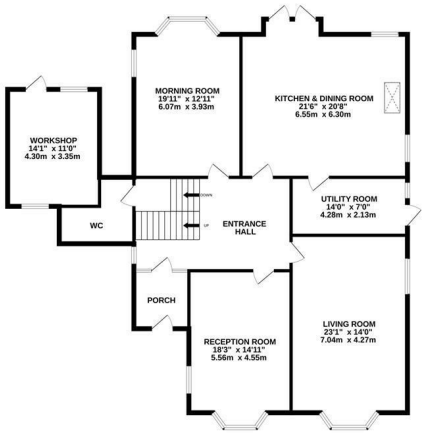
The Green, St. Leonards-On-Sea TN38 0SY

Offers in excess of £895,000

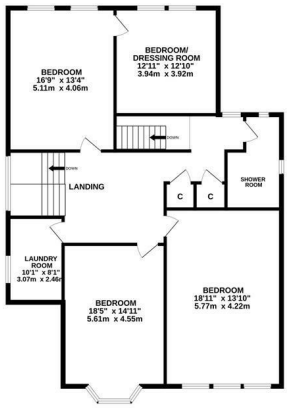
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Occupying a leafy St. Leonards setting this attractive Victorian home is STEEPED IN LOCAL HISTORY. Originally built as a family residence and later converted to a care home, it has previously been used as a creative space for Coastal Currents and has recently undergone CONSIDERABLE REFURBISHMENT to restore it to its former splendour as a stylish family home. Arranged over THREE STOREYS the versatile accommodation here enjoys a blend of AUTHENTIC FEATURES including original fireplaces, exposed floorboards, cornicing and skirting boards COMPLEMENTED WITH LUXURY REFINEMENTS. Good quality fittings including bespoke doors and Jim Lawrence hardware have been used throughout along with a tasteful colour scheme. The GRAND ENTRANCE HALL gives access to all ground floor rooms which are positioned in each corner of the home, the kitchen and dining space is fitted with a STAINLESS STEEL CHEF'S KITCHEN offering plenty of space for a full dining table, creating a sociable space with a large wood burning stove and an oven feature. The ADJOINING UTILITY ROOM benefits from plumbing for utilities and external side

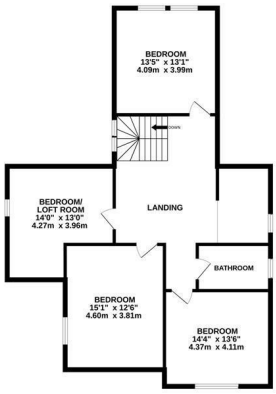
GROUND FLOOR
1690 sq.ft. (157.0 sq.m.) approx.



1ST FLOOR
1347 sq.ft. (125.2 sq.m.) approx.



2ND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 4003 sq.ft. (371.9 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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