



ESTATE AGENTS

4, The Green, St. Leonards-on-sea, TN38 0SY

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Offers Over £800,000

PCM Estate Agents are delighted to bring to the market this EXCEPTIONAL DETACHED THREE STOREY VICTORIAN VILLA, ideal for HOME & INCOME opportunities, MULTI-GENERATIONAL LIVING, or as versatile ancillary accommodation. Alternatively the property could be converted back into a GRAND FIVE/SIX BEDROOM PROPERTY. Set in a sought-after location, this home boasts a beautifully walled garden with a main lawn, a charming patio, and a wall encircling the garden. The property also features AMPLE OFF ROAD PARKING for multiple vehicles and a GARAGE

The first two floors comprise a welcoming vestibule opening into a grand entrance hall, where an elegant staircase ascends to the first floor. On the ground floor, you'll find THREE IMPRESSIVE RECEPTION ROOMS, each with ORIGINAL PERIOD FIREPLACES, a kitchen, UTILITY SPACE, side lobby, and a bathroom with a SEPARATE WC. The first floor features a spacious landing leading to THREE GENEROUS BEDROOMS; one currently doubles as a living room. There is also a FURTHER KITCHEN, UTILITY and a bathroom, with the MASTER BEDROOM enjoying an EN-SUITE SHOWER ROOM.

The top floor is a SELF-CONTAINED FLAT, accessed via a PRIVATE ENTRANCE on the side of the building, with its own staircase. The flat features a LARGE OPEN PLAN LOUNGE-KITCHEN-DINING AREA, TWO BEDROOMS, a bathroom and a LOFT ROOM, perfect for a variety of uses.

Improved over the years, this STUNNING PROPERTY is just a short stroll from central St Leonards, with boutique shops, restaurants, coffee shops, and Warrior Square train station all within easy reach, ensuring quick connections to London. Don't miss this rare opportunity to acquire a flexible, beautiful home in a superb and convenient setting.

4 THE GREEN

Wooden partially glazed front door opening to:

VESTIBULE

Original Victorian tiled flooring, window to side aspect, high ceiling with cornicing, further door with window to side opening to:

GRAND ENTRANCE HALL

Exposed wooden floorboards, sash window with obscured glass to side aspect, two radiators, high ceiling with cornicing and picture rail, stairs rising to the upper floor accommodation, doors to:

RECEPTION ROOM ONE

24'1 x 14' (7.34m x 4.27m)

High ceiling with cornicing and picture rail, two radiators, exposed wooden floorboards, impressive marble fireplace, high skirting boards, dual aspect with window to side and bay window to front aspect. Currently arranged as a bedroom.

RECEPTION ROOM TWO

19'6 into bay x 15'7 (5.94m into bay x 4.75m)

Impressive period fireplace, exposed wooden floorboards, two radiators, high skirting boards, high ceiling with cornicing and picture rail, dual aspect room with sash window to side and sash bay window to front aspect.

RECEPTION ROOM THREE

18'1 into bay x 13'6 (5.51m into bay x 4.11m)

High ceiling with cornicing and picture rail, impressive marble fireplace, exposed wooden floorboards, radiator, opening connecting to the kitchen area, bay window incorporating a single opening door to the rear aspect, with views and access onto the garden.

KITCHEN

19'4 x 13'6 narrowing to 9'7 (5.89m x 4.11m narrowing to 2.92m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset sink, hob, oven and extractor fan, sash window to rear aspect with views onto the garden, two vertical radiators, wood laminate flooring, built in storage, door to meter cupboard, further door to:

SIDE LOBBY

11'5 x 8'2 (3.48m x 2.49m)

Leading to a bathroom and further door to utility cupboard, sash window and door to side aspect, door opening to side providing access to the front and rear gardens.

UTILITY CUPBOARD

7'5 x 3'5 (2.26m x 1.04m)

Wall mounted boiler, space and plumbing for washing machine, sash window to rear aspect.

BATHROOM

Partially vaulted ceiling with Velux style window to side aspect, further window to side aspect, part tiled walls, tiled flooring, heated towel rail, panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap.

DOWNSTAIRS WC

Wash hand basin, low level wc, radiator, window with pattern glass to side aspect.

FIRST FLOOR LANDING

Exposed wooden floorboards, ample built in storage, high ceilings with cornicing, large picture window to side aspect, double radiator and single radiator.

BEDROOM

14'3 x 13'9 (4.34m x 4.19m)

Currently being utilised as a living room. Period marble fireplace, high ceiling, cornicing, picture rail, three double radiators, three sash windows to front aspect. This room is incredibly bright and enjoys plenty of afternoon and evening sunshine.

SECOND KITCHEN

19'3 into bay x 14'9 max (5.87m into bay x 4.50m max)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher, breakfast bar seating area, radiator, exposed wooden floorboards, period marble fireplace, high ceiling with cornicing and picture rail, radiator, ample space for dining table, sash bay window to front aspect.

UTILITY/ LAUNDRY ROOM

13'3 x 3'8 (4.04m x 1.12m)

High ceiling with cornicing, sash window to front aspect, space and plumbing for washing machine.

BEDROOM

17'9 into bay x 13'5 (5.41m into bay x 4.09m)

High ceiling with cornicing, picture rail, marble period fireplace, three double radiators, built in cupboard, sash window to rear aspect with views onto the garden, door to:

EN-SUITE

Walk in corner shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled and part aquaborded walls.

BEDROOM

13'3 x 13'9 (4.04m x 4.19m)

Two double radiators, built in cupboard, high ceiling with cornicing, two sash windows to rear aspect with views down the garden.

OFFICE/STUDY/ STORAGE ROOM

Sash window to rear aspect.

BATHROOM

Lovely walk-in shower, chrome shower fixing, waterfall style shower head, P shaped panelled bath with mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, tiled flooring, radiator, dual aspect room with sash windows to side and rear elevations.

4A THE GREEN

Private front door leading to a hall, stairs rising to the top floor of this Victorian detached building, exposed wooden floorboards, radiator, stairs to a loft room and doors to:

INNER HALLWAY

Exposed wooden floorboards, radiator, utility space having space and plumbing for washing machine, doors to:

LOUNGE-DINER

19'7 into bay x 15'6 (5.97m into bay x 4.72m)

Impressive open plan reception room with exposed wooden floorboards, period fireplace, radiator, window to front aspect, open plan to:

KITCHEN

10'7 x 8'2 (3.23m x 2.49m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with waist level oven, inset sink with mixer tap, space and plumbing for dishwasher, space for fridge freezer, Velux style window to rear aspect.

BEDROOM

13'8 x 13'4 (4.17m x 4.06m)

Exposed original wooden floorboards, radiator, window to rear aspect having lovely townscape views, door to:

EN-SUITE

Walk-in shower enclosure, low level wc, heated towel rail, wall mounted wash hand basin with mixer tap, part tiled walls, tiled flooring, sash window to side aspect.

BEDROOM

16'1 x 13'8 (4.90m x 4.17m)

Exposed wooden floorboards, period fireplace, radiator, two sash windows to front aspect.

BATHROOM

Contemporary stand alone bathtub with freestanding mixer tap and shower attachment, walk-in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, wood effect tiled flooring, access to boiler room, heated towel rail, cupboard housing wall mounted boiler and offering lots of storage space, window to side aspect and Velux style window to rear aspect.

LOFT SPACE

23' x 8'3 (7.01m x 2.51m)

Dual aspect with windows to front and rear elevations, two radiator, exposed feature brick wall, door to utility cupboard.

GARDENS AND GROUNDS

There is a beautifully walled garden with a main lawn, a charming patio, and a wall encircling the garden. The property also features ample off road parking for multiple vehicles and a garage.

Council Tax Band: B



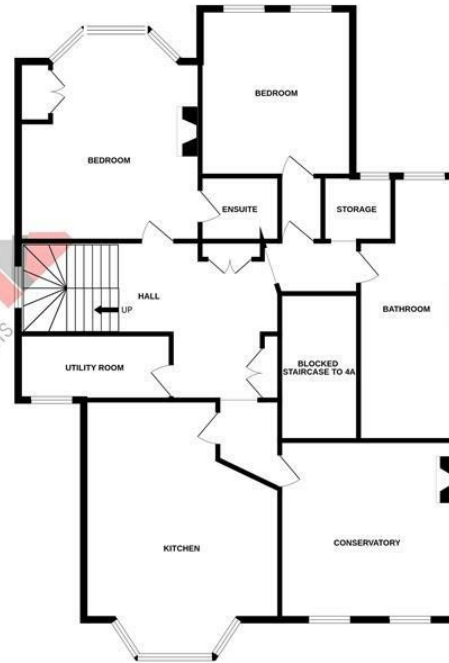




GROUND FLOOR



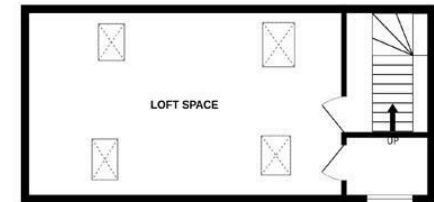
1ST FLOOR



SECOND FLOOR



TOP FLOOR



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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