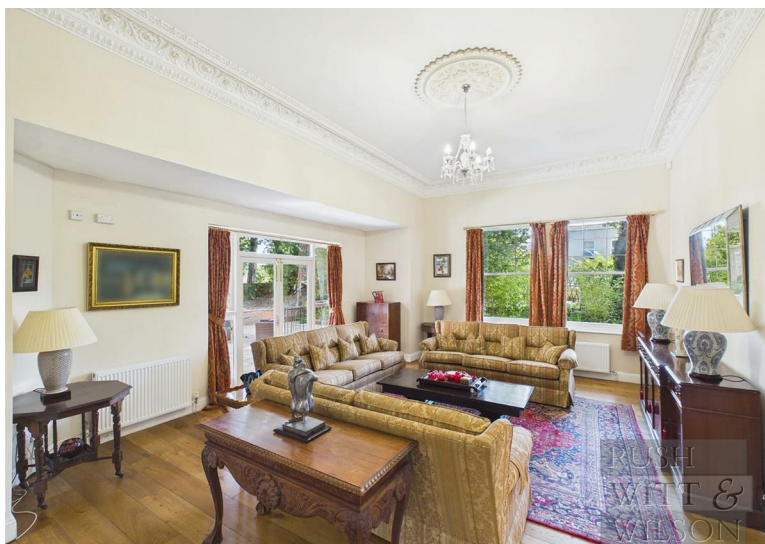


**RUSH
WITT &
WILSON**



65 Albany Road, St. Leonards-On-Sea, TN38 0LJ
Guide Price £1,250,000 Freehold

Nestled on Albany Road, this impressive LINK-DETACHED period house, dating back to circa. 1900, offers a unique blend of historical elegance and modern living. Spanning an expansive square footage, this residence boasts six spacious bedrooms and five well-appointed bathrooms, making it an ideal family home. Accessed via a gated driveway, the property features three reception rooms that exude grandeur, enhanced by period details such as ceiling roses, moulded corning, and sash windows. The high ceilings and generous room sizes create an inviting atmosphere throughout. A standout feature is the remarkable kitchen/breakfast room, located in the property's former chapel, which serves as a delightful space for family gatherings and entertaining. The second floor presents an exciting opportunity for further development, currently housing additional rooms that are ready for personalisation. With three separate staircases connecting the ground and first floors, and an existing entrance, there is potential to create separate flats, subject to necessary permissions. The unoccupied second floor could easily be transformed into a three-bedroom apartment, complete with its own private stairway and independent access from the rear. Surrounding the house, the gardens are simply maintained, featuring a patio terrace that extends from the kitchen, perfect for al fresco dining, alongside planted borders that enhance the property's curb appeal. With off-road parking available for three vehicles, this home combines convenience with charm. This property is a rare find, offering both space and potential in a desirable location, making it a perfect choice for those seeking a distinguished family residence or an investment opportunity.







Approximate total area⁽¹⁾692.4 m²7453 ft²

Reduced headroom

5.5 m²59 ft²

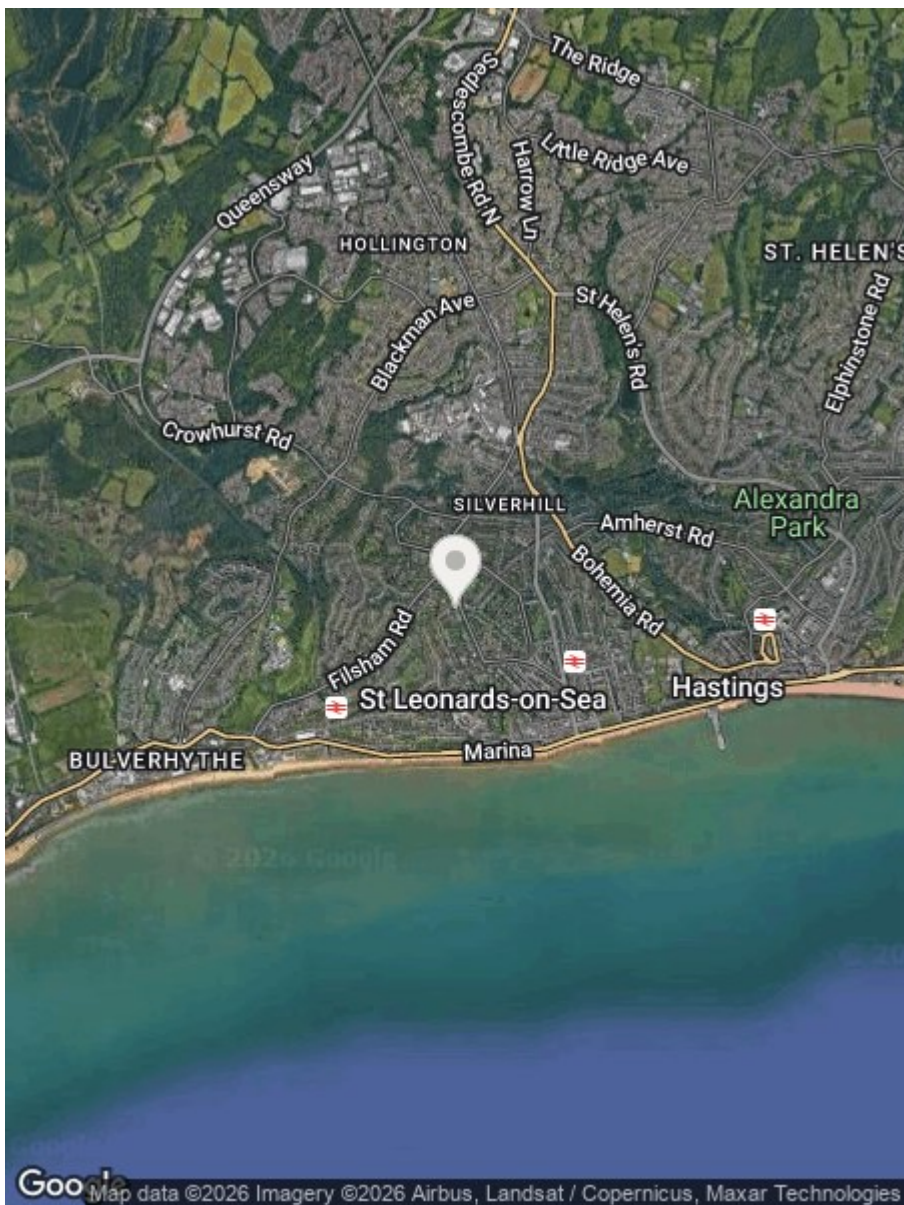
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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**RUSH
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