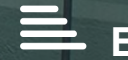


# JOHN BRAY & SONS

12A Mercatoria

, St. Leonards-On-Sea, TN38 0EB

Offers In Excess Of £450,000



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## 12A Mercatoria

, St. Leonards-On-Sea, TN38 0EB

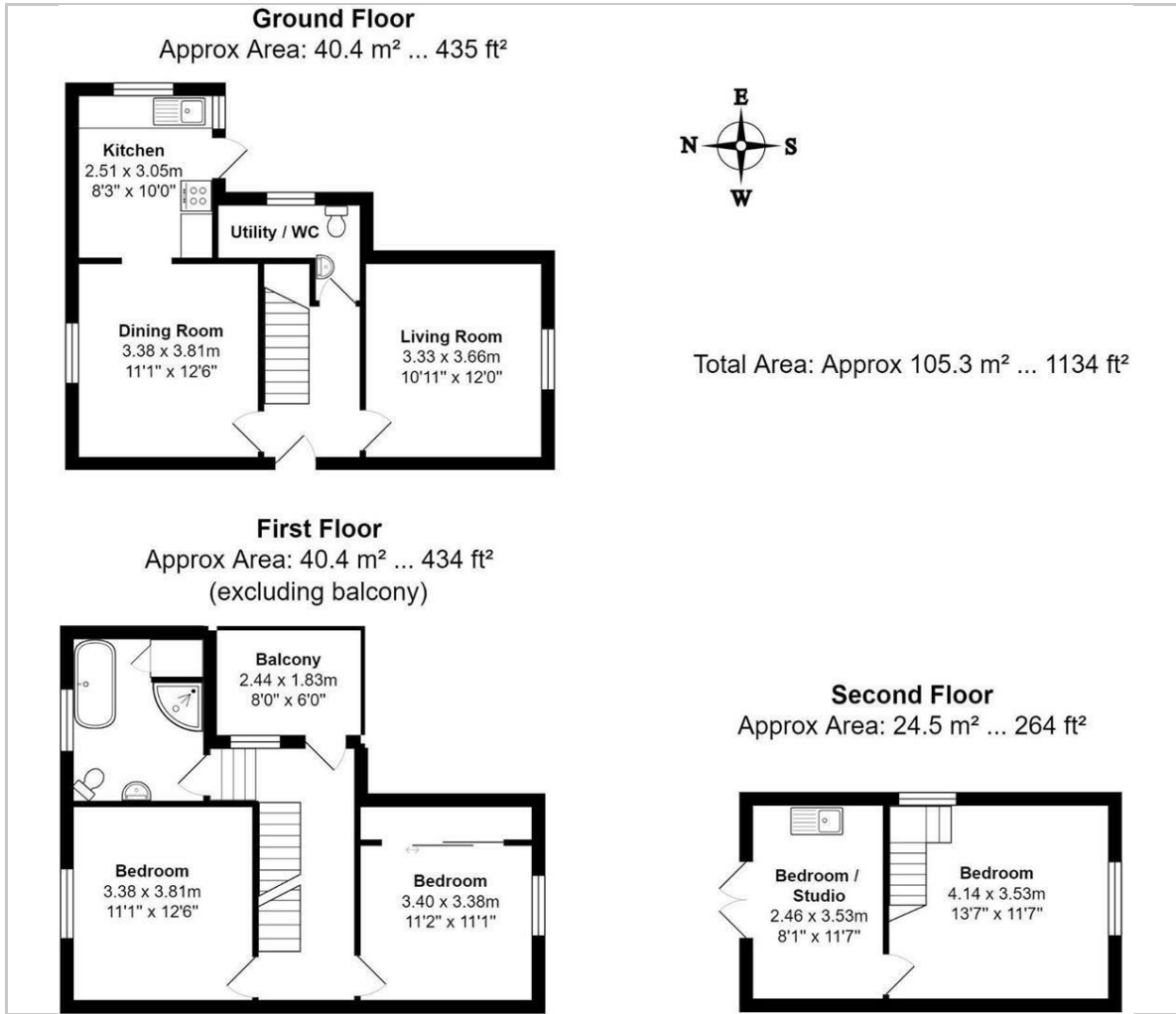
The property: an attractive three/four bedroom, three storey cottage with a courtyard garden and sea views situated in the heart of St. Leonards-On-Sea. This characterful home comprises a bright living room on the ground floor enjoying a front aspect and a second reception room to the rear which is currently being used as a dining room. The fitted kitchen is separate offering ample storage and worktop space along with access to the garden, there is also a downstairs cloakroom on this floor. On the first floor there are two well proportioned bedrooms, a family bathroom with a freestanding bath and separate shower cubicle. The landing gives access to the private balcony with space for a small table and chairs perfect for dining al-fresco and enjoying the sea views. On the upper floor there is one bedroom and a versatile open space which features a vaulted ceiling and a bright dual aspect making this ideal for a home office or occasional bedroom if needed.

The location: positioned in an unrivalled location within immediate reach of St. Leonards Gardens, the seafront and local independent shops on Norman Road and Kings Road. St. Leonards mainline railway station is also within easy walking distance.





## Floor Plan



## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

