

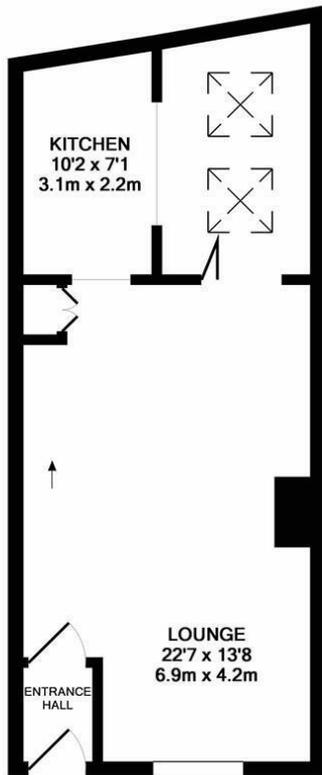


## Gensing Road, St. Leonards-On-Sea TN38 0ER

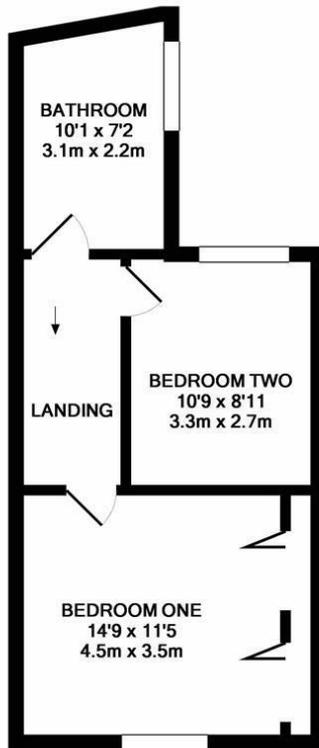
Offers in excess of £400,000



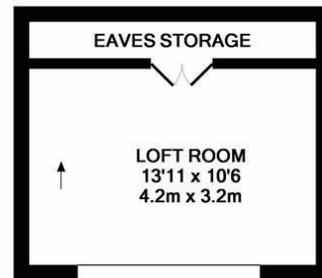
A thoughtfully refurbished THREE STOREY REGENCY HOUSE occupying a sought after location in the heart of St. Leonards On Sea. Tucked away in an idyllic position, this charming property is just a TWO MINUTE WALK FROM THE BEACH, independent shops, restaurants, galleries and if you fancy venturing further afield Warrior Square mainline railway station offers connections to London in just over 1 hour and 20 minutes - making this a PERFECT WEEKEND RETREAT or ideal for commuters. Sympathetically RENOVATED THROUGHOUT the house has been finished to an excellent standard, featuring a NEWLY FITTED KITCHEN, stylish bathroom and a new boiler. The ground floor enjoys a modern, OPEN-PLAN LAYOUT with a welcoming living and dining area centred around a characterful brick fireplace and wood-burning stove. The contemporary kitchen is fitted with integrated appliances including an oven, hob and dishwasher, complemented by solid wooden worktops. Original ash floorboards flow seamlessly through to a VERSATILE STUDY AREA at the rear. On the first floor you'll find two generous double bedrooms, with the principal bedroom



GROUND FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 167 SQ.FT.  
(15.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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