



ESTATE AGENTS

**Old Roar Villa, 116, Old Roar Road, St. Leonards-  
On-Sea, TN37 7HD**

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**Offers In Excess Of £975,000**

PCM Estate Agents are delighted to introduce to the market Old Roar Villa, an exquisite and gracefully proportioned VICTORIAN VILLA, offering FIVE GENEROUSLY SIZED DOUBLE BEDROOMS brimming with character. Spanning three elegant stories and approximately 2,800 SQUARE FEET, this detached home blends period charm with modern luxury, nestled in a sought-after enclave of St. Leonards, a popular region of the town, with easy access to well-regarded schools, amenities, and green spaces like Alexandra Park and the serene Roundel Woods just at the bottom of the road.

As you step through the inviting entrance hall, you are drawn into a bright, dual-aspect living room, where bi-folding doors open to the WRAPAROUND GARDEN. A spectacular OPEN PLAN KITCHEN, dining, and family space awaits, anchored by a bespoke, high-end kitchen with integrated appliances and stone countertops. Adjacent is a practical utility room, and a discreet cloakroom completes the ground floor.

A graceful staircase leads to a spacious first-floor landing, where a luxurious master suite awaits, complete with a sumptuous en-suite and a walk-in dressing room fitted with bespoke wardrobes. Two additional double bedrooms and the elegant family bathroom complete this floor. On the second level, two further well-proportioned bedrooms and an additional shower room provide flexible accommodation.

A true highlight is the DETACHED OUTBUILDING, offering a garage, storeroom, and a versatile studio space above, ideal as a home office, gym, or with imagination, potential auxiliary accommodation. Accessed via a grand carriage driveway with electric gates, the villa sits proudly in its own generous plot, surrounded by manicured lawns, mature trees, and charming al fresco seating areas.

Old Roar Villa is a rare gem—an enchanting family home that seamlessly marries timeless elegance with everyday comfort, set in one of St. Leonards' most desirable pockets.

Viewing highly recommend

#### **ORIGINAL WOODEN FRONT DOOR**

With leaded light glass inserts opening to:

#### **LARGE AND WELCOMING VESTIBULE**

10' High ceiling with original cornicing, picture rail, dado rail, offering a practical space for taking off shoes and hanging coats, further wooden partially glazed door with windows either side opening to:

#### **IMPRESSIVE GRAND ENTRANCE HALL**

10' High ceiling, elegant staircase rising to upper floor accommodation, ornate cornicing, ceiling rose, cast iron column radiator, Karndean wood effect flooring laid in a herringbone pattern, under stairs storage, double glazed door opening out onto a large patio.

#### **DOWNSTAIRS CLOAKROOM**

Part tiled walls, wall mounted column style radiator/ heated towel rail, continuation of the wood effect Karndean flooring laid in a herringbone pattern, high flush wc, contemporary pedestal wash hand basin with mixer tap, cornicing, replacement double glazed sash window to side aspect with obscured glass for privacy.

#### **DUAL ASPECT LIVING ROOM**

19'1 x 19' (5.82m x 5.79m)

10' High ceiling with cornicing, recessed shelving, bespoke joinery, continuation of the Karndean wood effect flooring laid in a herringbone pattern, two cast iron column style radiators, high skirting boards, fireplace with stone hearth and inset wood burning stove, double glazed replacement sash bay window to side elevation with views over the gardens and grounds, double glazed bi-folding doors opening out onto a composite decked patio area.

#### **OPEN PLAN KITCHEN-DINING-FAMILY ROOM**

42' x 14'4 (12.80m x 4.37m)

An impressive open plan dual aspect reception space with double glazed replacement sash windows to the side elevation, double glazed replacement sash bay window to front aspect overlooking the gardens and grounds to the front. 10' High ceiling with cornicing, four feature pendant hanging lights, ceiling roses, Karndean tile effect flooring, two large column style radiators, period fireplace with stone hearth and inset wood burning stove, ample space for large dining table and window seats with practical built in storage. The kitchen is bespoke and high specification, built with a range of eye and base level cupboards and drawers fitted with soft close hinges, Quartz countertops with waterfall effect side section and matching upstands, 15ft central island offering additional storage with a breakfast bar seating area, stainless steel Blanco inset one & ½ bowl sink with Quooker kettle tap, moulded drainer into the Quartz countertop, Smeg seven ring gas cooker with double oven, grill and plate warmer with fitted extractor over, further Smeg appliances including a coffee machine and double grill, there is also an integrated wine/ drinks cooler, integrated dishwasher, integrated fridge and separate freezer, built in larder space space saving cupboards and doorway leading to:

#### **UTILITY ROOM**

13'1 x 7'4 (3.99m x 2.24m)

10' High ceiling with cornicing, feature pendant hanging light with ceiling rose, continuation of the Karndean tile effect flooring, cast iron column style radiator, further range of fitted eye and base level cupboards and drawers, worksurfaces and matching upstands, space for American style fridge freezer, space and plumbing for washing machine and tumble dryer, further inset stainless steel sink with mixer tap, wall mounted cupboard concealed Worcester boiler, double glazed replacement sash window to rear aspect, double glazed door opening to the courtyard, providing further access to the attached garage and studio room.

#### **FIRST FLOOR LANDING**

Half landing with replacement sash window to side aspect having views over the gardens and grounds, main landing having 9' high ceiling with cornicing, picture rail, cast iron column style radiator, stairs rising to the second floor and doors opening to:

**MASTER BEDROOM**

16'8 x 14' (5.08m x 4.27m)

10' High ceiling with cornicing, recessed shelving and bespoke fitted joinery into the alcoves, cast iron column style radiator, two replacement double glazed sash windows to front aspect having views over the gardens and grounds, door to en-suite and archway to:

**WALK-IN DRESSING ROOM**

13'5 x 6'4 (4.09m x 1.93m )

9' High ceiling with cornicing, luxurious fitted wardrobes with soft closing doors, hanging and shelving space, cast iron column style radiator, replacement double glazed sash window to front aspect with lovely views over the gardens and grounds.

**EN-SUITE**

Luxurious with walk-in shower having rain style shower head and hand-held shower attachment, low level wc, double width ceramic Vitra wash hand basin with mixer tap, heated towel rail, down lights, extractor for ventilation, double glazed replacement sash window with obscured glass to side aspect.

**BEDROOM**

16'1 x 13' (4.90m x 3.96m )

9' High ceiling with cornicing, fitted wardrobes with sliding doors, two cast iron column style radiators, feature panelled walls, dual aspect room with double glazed replacement sash windows to both front and side elevations, making the room incredibly bright and having lovely views over the gardens and grounds.

**BEDROOM**

14'11 x 12'6 (4.55m x 3.81m )

9' High ceiling, fitted wardrobes, cast iron column style radiator, built in cupboard, double glazed replacement sash window to rear aspect.

**FAMILY BATHROOM**

9' High ceiling with cornicing and down lights, luxurious with Victorian style rolltop stand alone bathtub with mixer tap and shower attachment, walk in shower with rain style shower head and hand-held shower attachment, high flush wc, double width ceramic Roca wash hand basin with mixer tap, heated towel rail, part tiled walls, part wood panelled walls, extractor for ventilation, double width airing cupboard housing immersion heater and slatted shelving, offering a practical space for linen and towels, replacement double glazed sash window with obscured glass to the side elevation.

**SECOND FLOOR LANDING**

Double glazed window to side elevation, loft hatch, down lights, doors leading to:

**BEDROOM**

17' narrowing to 14'9 x 13'7 (5.18m narrowing to 4.50m x 4.14m)

Triple aspect with Velux windows to either side of the roof space, double glazed window to front aspect, double radiator, down lights, access to eaves storage.

**BEDROOM**

13'2 narrowing to 10'9 x 13'9 (4.01m narrowing to 3.28m x 4.19m)

Built in double wardrobe, double radiator, double glazed window to rear aspect.

**SHOWER ROOM**

Walk-in shower with rain 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 walls, heated towel rail, down lights, double glazed window with obscured glass to side aspect.

**GARAGE CONVERSION**

Double glazed door to side of the garage with hall having wall mounted electric heater, double glazed window with obscured glass, tiled flooring, range of fitted cupboards and drawers, leading to a studio room above and having door to:

**WC**

Low level wc and wash hand basin, partially wood panelled walls and down lights.

**STORAGE**

11'4 x 9'7 (3.45m x 2.92m)

Up and over garage door, power and light, double glazed window with obscured glass to side aspect.

**STUDIO ROOM**

21'9 x 13'9 (6.63m x 4.19m)

Currently utilised as an office space but could be utilised as an art studio or gym. Double glazed windows to front and rear elevations, three Velux windows, wood laminate flooring, power and light.

**GARAGE**

21' x 9'3 (6.40m x 2.82m)

Power and light.

**OUTSIDE - FRONT**

The property occupies a private plot, approached via a carriage driveway laid with pea beach and providing ample off road parking, being side-on to the road and having electric double opening doors either side of the carriage driveway. There is an open boundary leading to the entrance and gated access by the garage taking you into the gardens beyond.

**GARDENS**

Wrapping around the front and side elevations, being mainly laid to lawn. There is a composite decked patio, further stone patio area with fixed wooden pergola, block paved patio area between the property and the attached garage & studio room. The garden has a mature Willow tree, summer house, plenty of lawn extending around the property and fenced boundaries.

Council Tax Band: E

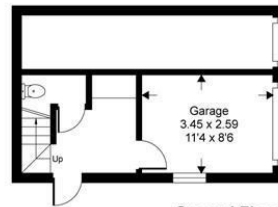




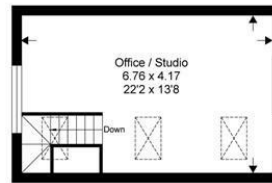


## Old Roar Road, TN37

Approximate Gross Internal Area = 263.8 sq m / 2840 sq ft  
 Approximate Outbuildings Internal Area = 55.1 sq m / 594 sq ft  
 Approximate Total Internal Area = 318.9 sq m / 3434 sq ft



Ground Floor



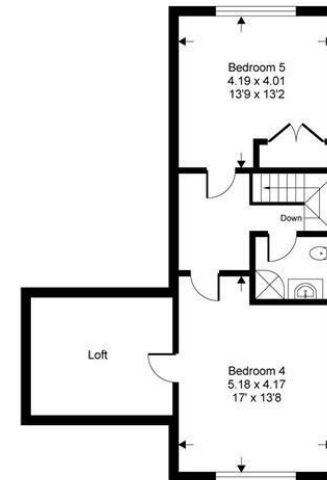
First Floor



Ground Floor



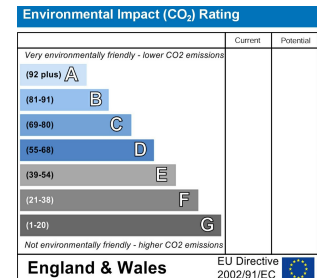
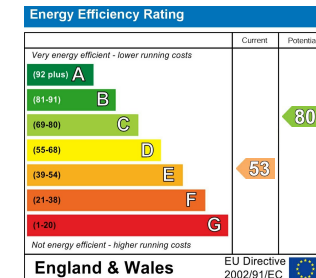
First Floor



Second Floor

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