PCM ESTATE AGENTS

7, The Mount, St. Leonards-On-Sea, TN38 0HR

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Guide Price £1,275,000

PCM Estate Agents present to the market this TRULY EXCEPTIONAL DETACHED GRADE II LISTED VICTORIAN VILLA, designed by renowned architect DECIMUS BURTON and offering approximately 6,000 SQ FT of remarkably VERSATILE ACCOMMODATION. Occupying a PRESTIGIOUS POSITION within The Mount, in the heart of 'Burton' St Leonards-on-Sea, this distinguished home benefits from OFF ROAD PARKING, an ATTRACTIVE MATURE GARDEN and is offered to the market CHAIN FREE.

Retaining an abundance of ORIGINAL PERIOD FEATURES, the villa showcases IMPRESSIVE CEILING HEIGHTS, ORNATE FIREPLACES with MARBLE SURROUNDS and a wealth of ARCHITECTURAL CHARM. Its generous rooms offer an excellent opportunity for buyers seeking a substantial period home that can evolve around their needs.

An IMPRESSIVE ENTRANCE VESTIBULE with EXCEPTIONALLY HIGH CEILINGS opens into a GRAND RECEPTION HALL, where an elegant staircase rises to the upper accommodation, with further stairs descending to the lower ground floor. The ground floor comprises TWO MAGNIFICENT RECEPTION ROOMS, a CLOAKROOM/WC, an ADDITIONAL VERSATILE ROOM and a bathroom.

The LOWER GROUND FLOOR provides TWO FURTHER EXCEPTIONALLY WELL-PROPORTIONED RECEPTION ROOMS, a kitchen, three separate WCs and a boiler room. This extensive level adds considerably to the flexibility of the accommodation, offering possibilities for family living, hobbies or workspace.

The first floor offers THREE BEDROOMS, a SECOND KITCHEN and a family bathroom, with one bedroom currently utilised as a living room. The second floor comprises FOUR FURTHER BEDROOMS and an ADDITIONAL BATHROOM, while the upper floor provides a FURTHER BEDROOM and an ATTIC ROOM.

Externally, a PRIVATE DRIVEWAY provides OFF ROAD PARKING, complemented by an ATTRACTIVE MATURE GARDEN. From the upper floors, SPECTACULAR PANORAMIC VIEWS extend across St Leonards and Hastings, encompassing HASTINGS CASTLE, the ENGLISH CHANNEL and the surrounding townscape.

The property's substantial proportions and adaptable layout offer exciting possibilities for MULTIGENERATIONAL OR DUAL FAMILY ACCOMMODATION, or for those seeking to COMBINE A FAMILY HOME WITH COMMERCIAL ACTIVITY OR DEDICATED WORKSPACE. With kitchens on two levels, numerous reception rooms and bedrooms, the accommodation provides scope to create distinct areas for living, working and spending time together. Any subdivision, alterations or commercial use would be subject to the necessary consents.

The property occupies an enviable location, just a short stroll from St Leonards Gardens, the seafront, promenade and the vibrant hub of St Leonards, offering an excellent selection of independent coffee shops, restaurants, bakeries and local amenities. Warrior Square railway station is also within easy walking distance, providing convenient mainline services to London.

Overall, this is an EXCEPTIONALLY RARE and HISTORICALLY SIGNIFICANT RESIDENCE of considerable character, offering substantial and flexible accommodation in one of St Leonards' most sought-after locations. Its architectural pedigree, ORIGINAL FEATURES, generous proportions and outstanding setting combine to create a truly unique property.

ORIGINAL WOODEN PARTIALLY GLAZED FRONT DOOR
Opening to:

INVITING VESTIBULE
12'5 x 9'2 (3.78m x 2.79m)
Approximately 12' high ceiling, ornate cornicing, double radiator, dado rail, sash window t o side aspect with original wooden shutters, large double opening doors to:

IMPRESSIVE ENTRANCE HALL
Approximately 12' high ceiling, spacious with ornate cornicing, double radiator, dado rail, access to upper and lower floor accommodation, window to side aspect, door to rear garden.

RECEPTION ROOM ONE
29'1 x 17'5 (8.86m x 5.31m)
Approximately 12' high ceiling with ornate cornicing, picture rail, high skirting boards, four double radiators, elegant marble fireplace with tiled surround, large sash picture windows to front elevation with original wooden shutters, allowing lots of natural light to enter the room, pleasant views over The Mount and partial views between neighbouring properties.

RECEPTION ROOM TWO
28'11 x 15'3 (8.81m x 4.65m)
Approximately 12' high ceiling with ornate cornicing, ceiling rose, picture rail, three double radiators, high skirting, period fireplace, two large sash windows to rear aspect with views onto the garden and original wooden shutters.

STUDY/ RECEPTION ROOM
15'2 x 9'5 (4.62m x 2.87m)
Approximately 12' high ceiling with ornate cornicing, picture rail, period fireplace, double radiator, immersion heater, recessed shelving, sash window to rear aspect with views onto the rear garden and original wooden shutters.

CLOAKROOM
Low level wc, wall mounted wash hand basin, part tiled walls, sash window with obscured glass to front aspect.

LOWER FLOOR HALLWAY
Spacious with radiator, under stairs storage cupboard, window to side aspect, door to front aspect, doors to:

RECEPTION ROOM THREE
27'8 x 17'7 (8.43m x 5.36m)
Partially exposed brick walls with wood panelled sections, three double radiators, two sash windows to front aspect.

DINING ROOM/ RECEPTION ROOM
17'2 x 15'1 (5.23m x 4.60m)
Large fireplace, double radiator, fitted cabinetry, sash window to rear aspect, door to:

KITCHEN
15' x 10'4 (4.57m x 3.15m)
Fitted with a range of base level cupboards and drawers, double drainer sink unit, further ceramic Belfast sink, four ring gas hob with oven below and space for freestanding gas cooker, part tiled walls, double radiator, wood laminate flooring, return door to hallway, wooden partially glazed double doors to rear aspect opening to the lower courtyard.

BOILER ROOM
15'3 narrowing to 13'5 (4.65m narrowing to 4.09m)
Freestanding boiler, space and plumbing for washing machine, window to rear aspect.

WC ONE
8'2 x 4'3 (2.49m x 1.30m)
Wash hand basin, low level wc, part tiled walls.

WC TWO
6' x 4'8 (1.83m x 1.42m)
Low level wc, wash hand basin with part tiled walls.

WC THREE
4'1 x 3'6 (1.24m x 1.07m)
Low level wc, part tiled walls, window to side aspect.

CELLAR ROOM
Offering a practical storage space.

FIRST FLOOR LANDING
Stairs rising to the second floor, door leading to an inner hall which provides access to the sun room, doors to:

KITCHEN
15'1 x 13'7 (4.60m x 4.14m)
Approximate ceiling height 10' with cornicing, picture rail, two double radiators, range of base level cupboards and drawers with stone countertops, ceramic Belfast sink with mixer tap, elegant marble fireplace, space for gas cooker, window to rear aspect with views onto the garden, interconnecting door to:

BEDROOM
15'3 x 14' (4.65m x 4.27m)
Approximate ceiling height 10' with cornicing, elegant marble fireplace, picture rail, two double radiators, dual aspect with sash window to rear aspect having views views onto the garden and further sash window to side elevation with townscape views.

BEDROOM
14' x 11'4 (4.27m x 3.45m)
Approximate ceiling height 10' with cornicing, picture rail, elegant marble fireplace, double radiator, sash window to front aspect, interconnecting door to:

BEDROOM
18'4 x 16'10 (5.59m x 5.13m)
Approximate ceiling height 10' with cornicing, picture rail, elegant marble fireplace, double radiator, interconnecting door to previous bedroom, two sash windows to front aspect with views over The Mount and partial views of the sea in between neighbouring properties. Currently utilised as a living room.

BATHROOM
14'10 x 3'8 (4.52m x 1.12m)
Accessed via the half-landing. Wood flooring, tiled walls, bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, two sash windows to side aspect.

BATHROOM
7'4 x 6'8 (2.24m x 2.03m)
Accessed via the main landing. Part tiled walls, tiled flooring, wash hand basin, low level wc, bath, radiator, sash window with pattern glass to the side aspect.

SUN ROOM
10'5 x 8'8 (3.18m x 2.64m)
Apex glass roof, windows to all elevations, tiled flooring, pleasant views over The Mount, door to rear aspect opening onto:

SUN TERRACE
Metal safety balustrade with views onto the garden.

SECOND FLOOR LANDING
Half-landing with window to side aspect having glorious townscape views, views to the sea and toward Hastings. Main landing with access to:

BEDROOM
17'9 x 13'6 (5.41m x 4.11m)
Built in cupboard, period fireplace, corning, double radiator, sash windows to both front and side elevations, enjoying pleasant townscape views and views to the sea from the side and the front having lovely views over The Mount and beyond to the sea.

BEDROOM
18'11 x 13'4 (5.77m x 4.06m)
Tiled fireplace, cornicing, double radiator, sash window to front aspect having lovely views over The Mount and far reaching views toward Beachy Head and to the sea.

BEDROOM
15'4 x 13'5 (4.67m x 4.09m)
Built in cupboard, period fireplace, coving to ceiling, double radiator, dual aspect with sash window to rear aspect having views onto the garden and to the side having lovely far-reaching views as far as Hastings Castle, townscape views and views to the sea.

BEDROOM
14'6 x 13'4 (4.42m x 4.06m)
Cornicing, period fireplace, double radiator, sash window to rear aspect with views onto the garden.

BATHROOM
8'9 x 7'6 (2.67m x 2.29m)
Bidet, pedestal wash hand basin, low level wc, panelled bath with mixer tap and shower attachment, glass shower screen, double radiator, part tiled walls, sash window to side aspect.

THIRD FLOOR LANDING
Leading to:

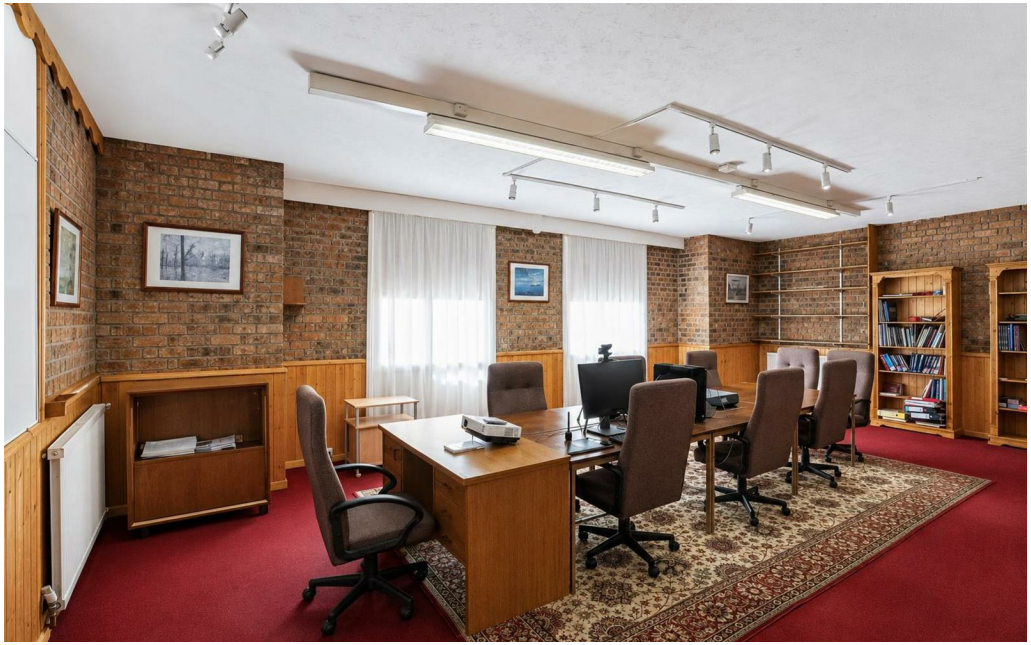
BEDROOM
14'2 narrowing to 11'1 x 19'5 max (4.32m narrowing to 3.38m x 5.92m max)
Sash window to side aspect, access to eaves storage, far-reaching views over St Leonards toward Hastings with views of Hastings Castle, the East Hill and as far as the Pier and the Harbour Arm.

ATTIC ROOM
19'4 x 13'9 narrowing to 10'3 (5.89m x 4.19m narrowing to 3.12m)
Exposed wooden floorboards, offering a practical storage space with lighting and access to eaves storage.

OUTSIDE - FRONT
The property occupies a slightly elevated position with steps up to the front door. Lawned garden with walled and hedged boundaries, driveway providing off road parking for multiple vehicles.

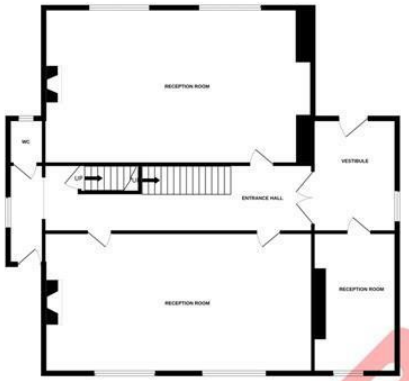
REAR GARDEN
Established and laid to lawn with mature plants and shrubs, offering a private and sunny aspect.

Council Tax Band: G



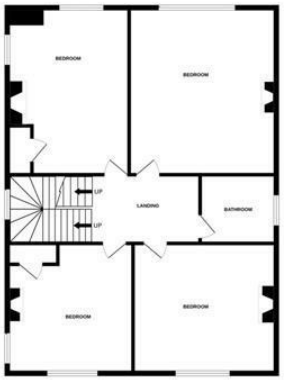
BASEMENT
1550 sq.ft. (144.0 sq.m.) approx.

GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.

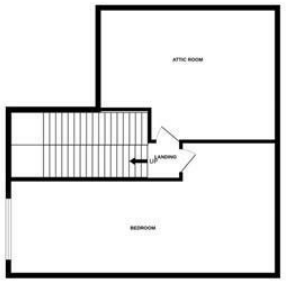


1ST FLOOR
1308 sq.ft. (121.5 sq.m.) approx.

2ND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.



3RD FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 6177 sq.ft. (573.8 sq.m.) approx.

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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