



## Cloudesley Road, St. Leonards-On-Sea TN37 6JN

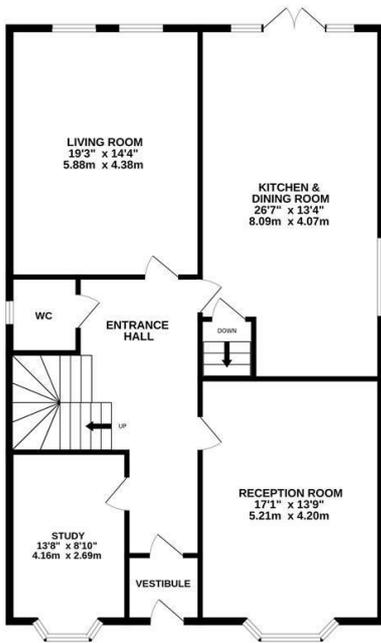
Offers in excess of £900,000



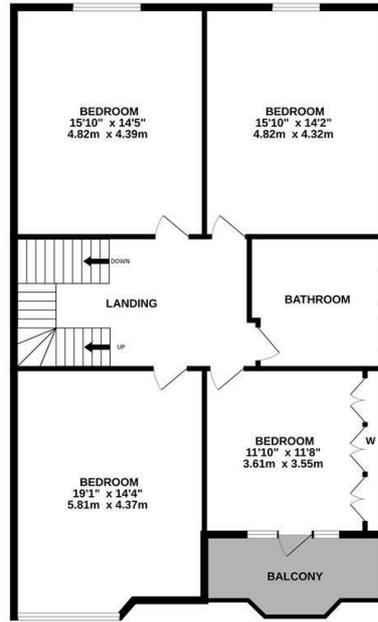
Set in an idyllic St. Leonards location, just a short stroll from the seafront and easy reach of independent shops, popular restaurants, and Warrior Square mainline station with direct links to London this ELEGANT AND RARELY AVAILABLE EDWARDIAN RESIDENCE spans three spacious storeys, offering a PERFECT BLEND OF PERIOD CHARM AND MODERN LUXURY.

Sympathetically refurbished to an exceptional standard it retains a WEALTH OF ORIGINAL FEATURES including stained glass windows, exposed floorboards, reclaimed cast iron radiators throughout and STRIKING MARBLE FIREPLACES. You enter into a vestibule with a beautiful stained glass door opening to a WIDE ENTRANCE HALL where you're immediately greeted by a sense of grandeur and warmth. There are THREE GENEROUS RECEPTION ROOMS with original ceiling detailing, cornicing and

GROUND FLOOR  
1269 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR  
1399 sq.ft. (128.5 sq.m.) approx.



2ND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 2907 sq.ft. (270.1 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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