



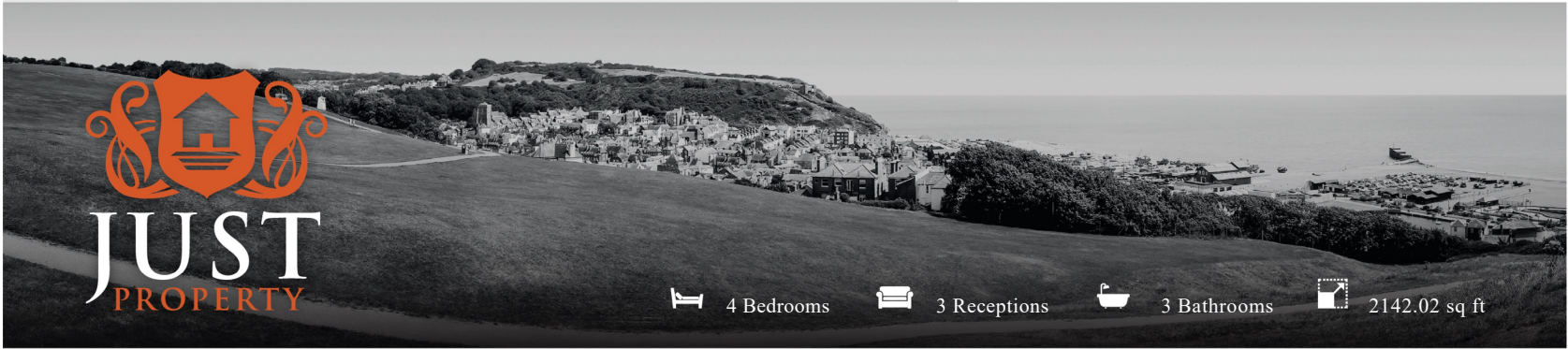
England & Wales		
EU Directive 2002/91/EC		
	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-70)
	Very energy efficient - lower running costs	
	A	(71-100)
Energy Efficiency Rating		
Potential	Current	



FLOORPLANS

16 Beaufort Road, St. Leonards-On-Sea, TN37 6QA

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4 Bedrooms 3 Receptions 3 Bathrooms 2142.02 sq ft

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Freehold

£660,000





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PROPERTY DETAILS

Located on the charming Beaufort Road in St. Leonards-On-Sea, this exquisite four-bedroom semi-detached Victorian house offers a splendid blend of classic elegance and modern comfort. Spanning an impressive 2,142 square feet, this property boasts an abundance of living space thoughtfully arranged over three floors, making it an ideal family home.

As you step inside, you are greeted by three generously sized reception rooms, with the family lounge adorned with a beautiful bay window that invites natural light to flood the interiors. These spacious rooms provide the perfect setting for both relaxation and entertaining, ensuring that every gathering is a memorable one. The property features four well-proportioned bedrooms, arranged over the three floors, providing ample space for family and guests alike.

With three bathrooms (two acting as en-suites), convenience is at the forefront of this home, catering to the needs of a busy household. The sunny rear garden is a delightful retreat, offering a tranquil outdoor space to unwind and enjoy the warmer months.

Properties of this calibre are rarely available, making this an exceptional opportunity for those seeking a home that combines character, space, and a prime location. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this Victorian gem on Beaufort Road is not to be missed.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all there is to offer for yourself in person.

Council Tax Band - D



ROOM DIMENSIONS

Property Front Door	Bathroom
Entrance Porch	Separate W.C
Inviting Entrance Hallway	Bedroom
Lounge / Sitting Room	15'3" x 10'11" (4.658 x 3.349)
15'4" x 12'10" (4.676 x 3.916)	Bedroom With En-Suite
Dining Room	15'9" x 11'1" (4.815 x 3.383)
13'9" x 12'11" (4.192 x 3.950)	Stairs Up To Second Floor
Conservatory / Utility Room	Landing
Downstairs Cloakroom	Main Bedroom With En-Suite
Kitchen / Breakfast Room	24'1" x 13'6" (7.349 x 4.131)
23'1" x 10'10" (7.047 x 3.316)	En-Suite
Stairs Up To First Floor	10'10" x 8'3" (3.324 x 2.522)
Landing	Large Sunny Rear Garden With Side Access
Bedroom	
13'10" x 12'11" (4.222 x 3.947)	

FEATURES

- Stunning Four Bedroom Semi-Detached Family Home
- Arranged Over Three Floors Of Generous Living Accommodation
- Large Attractive Sunny Rear Garden With Side Access To The Front
- Abundance Of Character & Bay Windows Throughout
- Ideally Situated Close To Amenities & Alexandra Park
- Very Rarely Available, In A Quiet & Desirable Location
- Call Just Property For Further Information Regarding The Property
- Council Tax Band - D
- Viewing Considered Essential To See All In Person
- En-Suites & Family Bathroom As Well As Downstairs Cloakroom



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.