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7 Mercatoria, St Leonards on Sea, TN38 0EB
Offers In Excess Of £695,000 Freehold

A stunning, recently restored double-fronted Victorian townhouse, beautifully positioned within the heart of central St Leonards, just moments from the beach, independent cafés, local parks and vibrant artisan amenities. This exceptional home has been sympathetically renovated to an outstanding standard, effortlessly blending period charm with stylish contemporary living. The property showcases exquisite décor throughout, with carefully retained original features and high-quality finishes that create a truly impressive home. You are immediately welcomed by striking parquet flooring that flows beautifully through the entrance and into the elegant living spaces. The ground floor offers a wonderfully sociable layout featuring a characterful reception room with feature fireplace, well-appointed kitchen area and a convenient cloakroom. To the rear, a sunroom seamlessly transitions into a conservatory, flooding the space with natural light and providing access to the charming courtyard garden an ideal setting for relaxing or entertaining. The lower ground floor presents a versatile and highly attractive space, arranged as a combined utility and additional living area. The first floor continues to impress with three beautifully presented bedrooms, all benefitting from original floorboards that enhance the property's Victorian heritage. The luxurious hotel-style family bathroom features a high specification suite with separate shower, whilst one of the bedrooms also enjoys the added benefit of its own stylish en-suite shower room. Occupying the entire second floor, the principal bedroom provides a truly spectacular retreat. This generous space enjoys far-reaching views and features a bespoke vanity sink area complete with integrated wine cooler. French doors open directly onto a delightful private rooftop garden, offering a unique and tranquil outdoor sanctuary with elevated views across St Leonards.

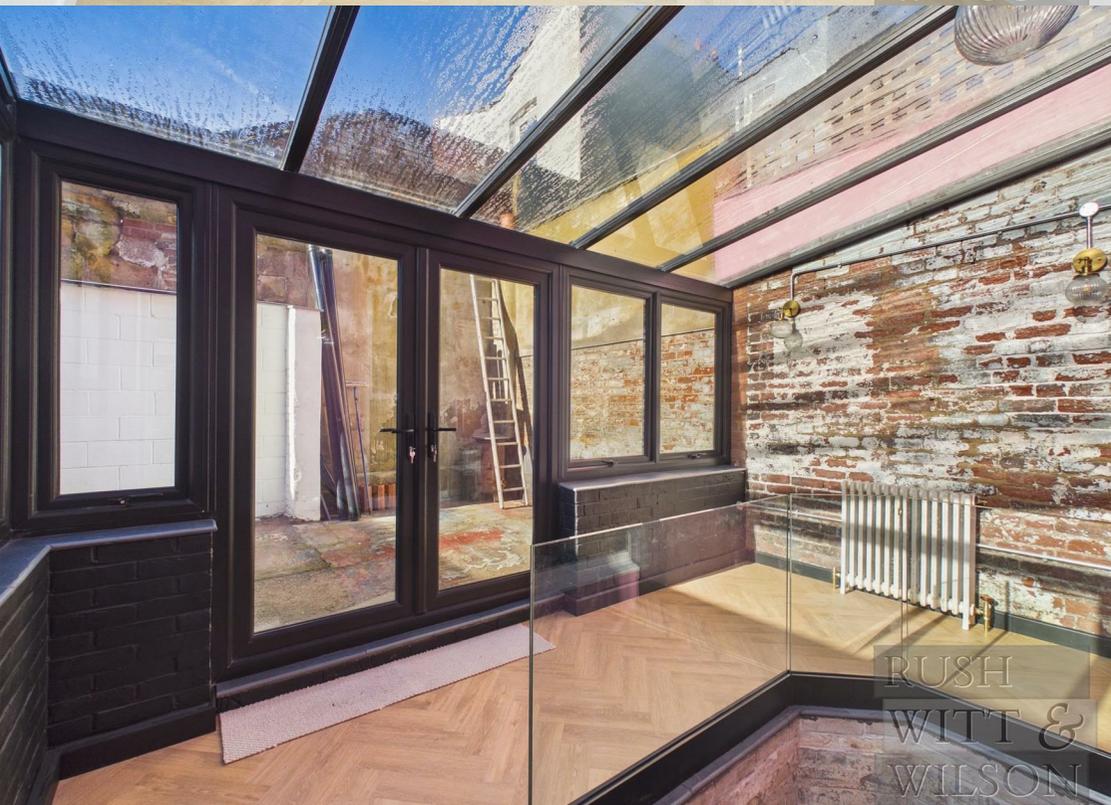




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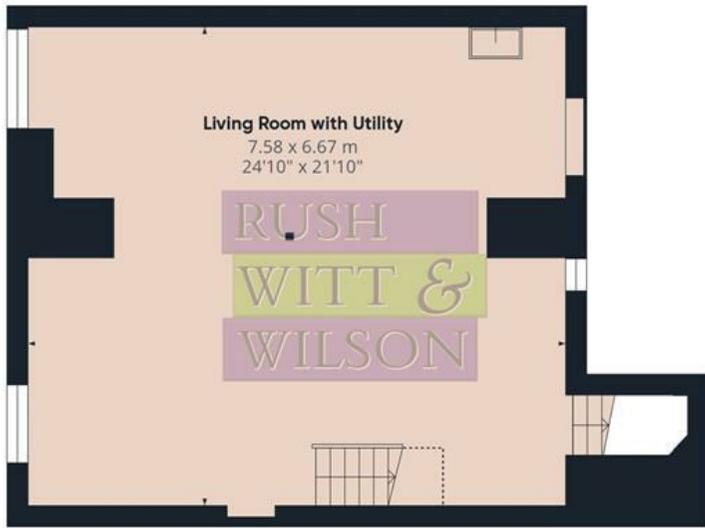


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Floor -1



Floor 0



Floor 1



Floor 3



Approximate total area⁽¹⁾

196.4 m²

2114 ft²

Reduced headroom

4 m²

43 ft²

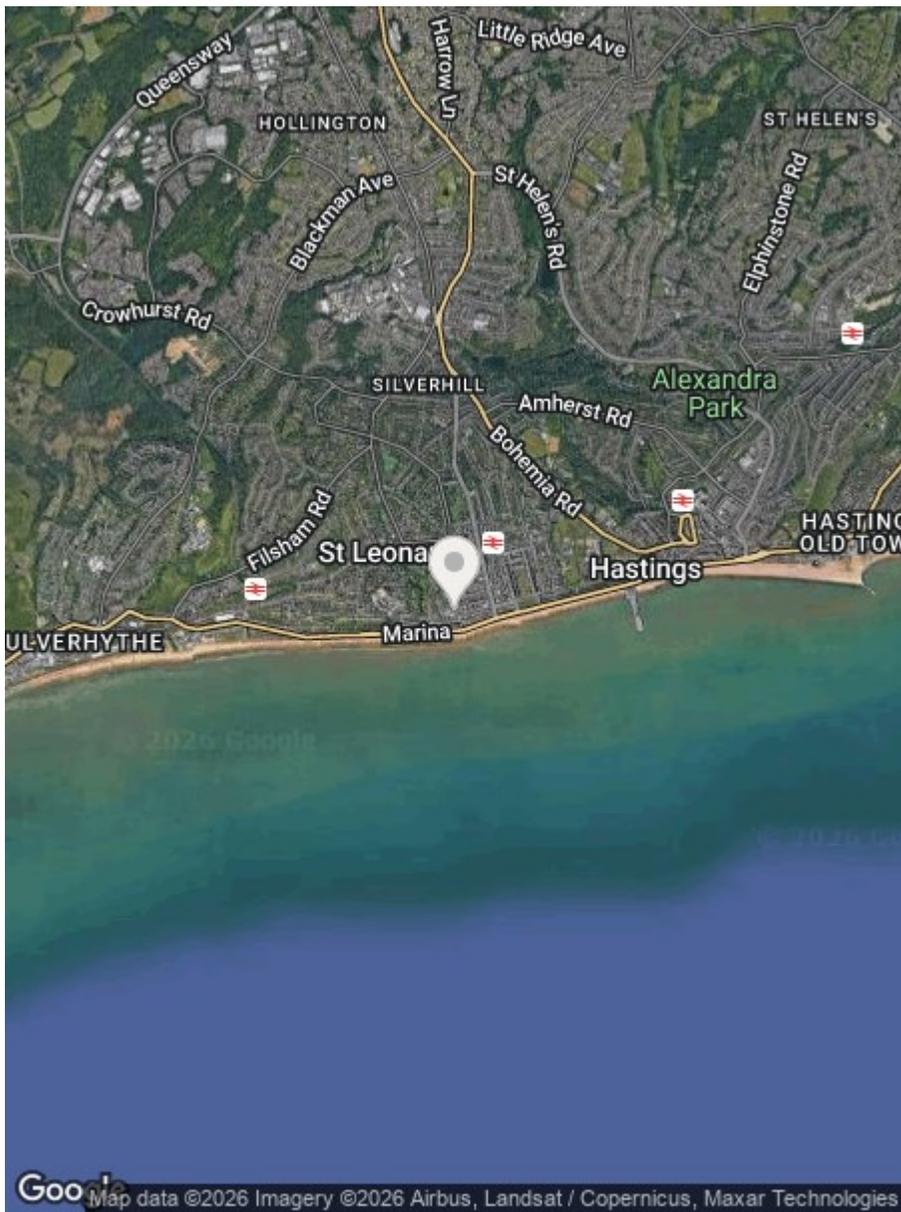
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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