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**18 Old Roar Road, St. Leonards-On-Sea, TN37 7HA
Offers In The Region Of £650,000 Freehold**

Nestled on the highly desirable Old Roar Road in St. Leonards-On-Sea, this exceptional detached house presents a wonderful opportunity for families seeking a spacious and well-appointed home. This property boasts five generous double bedrooms and two bathrooms, making it ideal for both relaxation and entertaining. Upon entering, you are greeted by a practical porch that leads into a spacious entrance hall. The ground floor features three reception rooms, including a bright living room, a family room, and a delightful conservatory/dining room that invites natural light and offers a perfect space for gatherings. The kitchen-breakfast room is well-equipped for culinary enthusiasts, complemented by a utility room and a separate laundry room. Additionally, a study/playroom, converted from the double garage, provides versatile space that can easily be reinstated if desired. The first floor is equally impressive, with a galleried landing leading to a master bedroom complete with an en suite shower room, alongside four further double bedrooms and a main family bathroom. Outside, the property offers off-road parking for up to three vehicles at the front, while the rear features a level, family-friendly garden, complete with a charming garden room or garden bar, perfect for summer evenings and outdoor entertaining. Modern comforts such as gas-fired central heating and double glazing enhance the appeal of this exquisite home. Its convenient location provides easy access to popular schools, local amenities, and the beautiful Alexandra Park. This property truly must be viewed to appreciate the quality of accommodation and the lifestyle it offers.





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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

229.7 m²

2474 ft²

Reduced headroom

0.9 m²

9 ft²

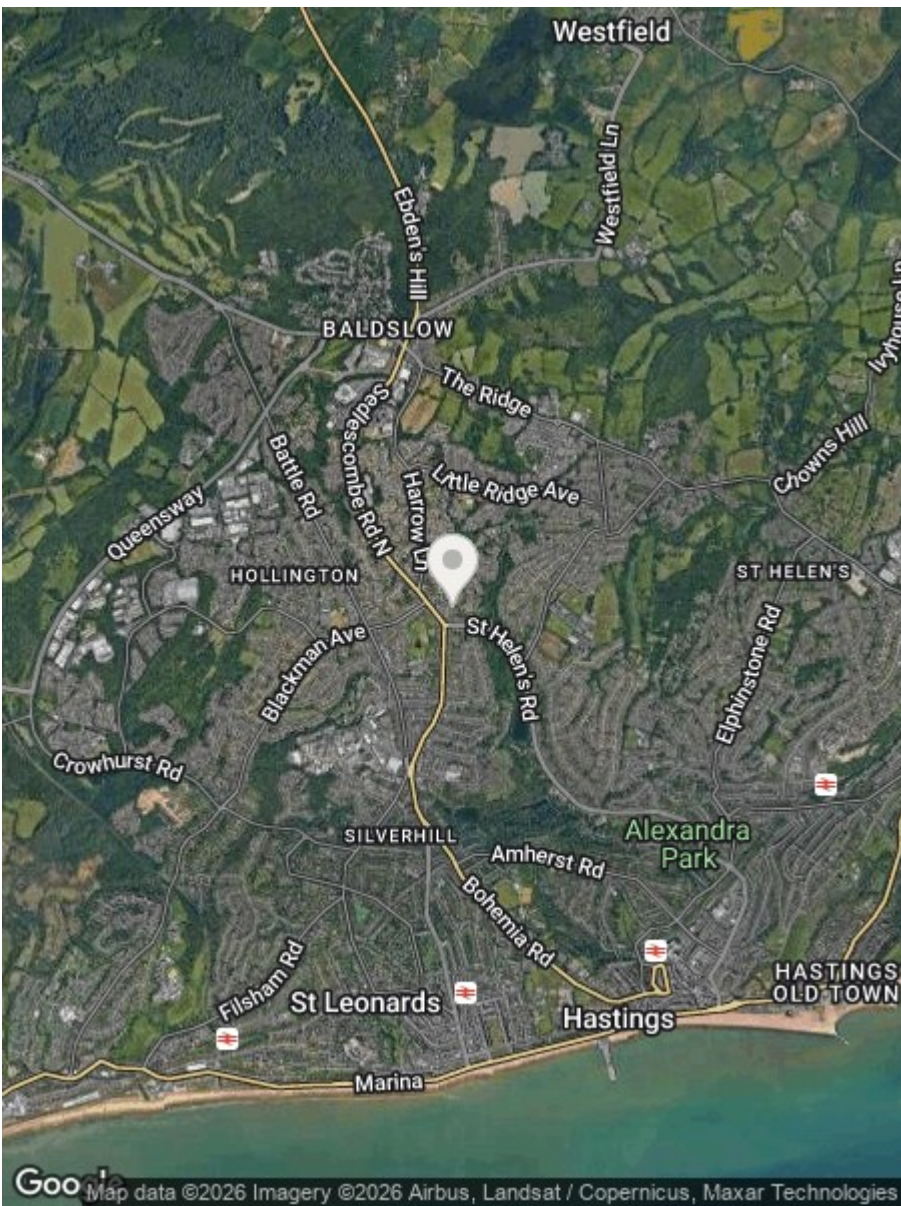
(1) Excluding balconies and terraces

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		
	71	79
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 - F

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.

Important Notice:

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