



ESTATE AGENTS

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**Guide Price £650,000**



GUIDE PRICE £650,000 to £675,000

PCM Estate Agents are thrilled to present Broken Wing, a magnificent SEVEN BEDROOM PERIOD HOME situated in the heart of St Leonard's, offering a WEALTH OF CHARM, space, and potential. This grand residence, spanning approximately 3,500 square feet over four floors, exudes timeless elegance with HIGH CEILINGS, ORIGINAL FIREPLACES, and even a rare DUMB WAITER, embodying the character of its era. The property would make a wonderful home but also offers some potential for conversion into flats or possible HMO subject to relevant consents.

Nestled within a short stroll of St Leonard's vibrant hub, you'll enjoy the convenience of boutique shops, trendy cafes, and the stunning seafront promenade. With Warrior Square train station nearby, offering swift connections to London, this home truly combines coastal living with urban accessibility.

Step through the inviting vestibule into a stately entrance hall, where the layout unfolds with THREE GRACIOUS RECEPTION ROOMS, a BEDROOM, a kitchen, and a CLOAKROOM on the ground floor. The lower ground floor offers further flexibility, boasting a SPACIOUS DINING ROOM, an additional kitchen, UTILITY space, a SHOWER ROOM and abundant storage – ideal for multi-generational living or hosting guests.

The upper floors are equally impressive, with the first floor housing FOUR GENEROUS DOUBLE BEDROOMS and a family bathroom, while the second floor offers THREE FURTHER BEDROOMS and another bathroom, ensuring ample space for family or visitors.

Although in need of modernisation, this exceptional property invites you to restore its former glory while tailoring it to your personal style. The LARGE REAR GARDEN is a private oasis, perfect for relaxing or entertaining.

Discover the unmatched potential of Broken Wing call to book your viewing.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Tiled flooring, coved ceiling, dado rail, wooden patterned glass door opening onto

#### **ENTRANCE HALL**

Stairs rise to first floor landing and accommodation but also descending to the lower ground floor accommodation, coved ceiling, picture rail, wall mounted thermostat control for gas central heating, radiator, door to

#### **LIVING ROOM**

21'11" x 12'11" (6.68 x 3.94)

Coved ceiling, picture rail, two radiators, television point, telephone point, open fire, cast iron fire surround, sash bay window to rear aspect with pleasant views over the garden

#### **DINING ROOM/ BEDROOM**

17'3" x 11'11" (5.26 x 3.63)

Coved ceiling, dado rail, radiator, bay window to front aspect

#### **ADDITIONAL RECEPTION ROOM**

13'2" x 9'4" (4.01 x 2.84)

Exposed wooden floorboards, picture rail, radiator, sash window to rear aspect with pleasant views over the garden

#### **ADDITIONAL RECEPTION ROOM**

12'6" x 10'4" (3.81 x 3.15)

Exposed wooden floorboards, coved ceiling, picture rail, radiator, bay window to side aspect

#### **DAY KITCHEN**

Modern fitted kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with chimney style extractor over, electric oven below, butler sink with mixer tap, space for slimline dishwasher, space for fridge, part tiled walls, tiled flooring, window to side aspect

#### **CLOAKROOM**

Low level wc, wash hand basin, radiator, window to side aspect

#### **LOWER GROUND FLOOR HALL**

Stairs recess area, storage cupboards, opening onto

#### **UTILITY AREA**

6'1" x 5'9" (1.85 x 1.75)

Space and plumbing for washing machine and tumble dryer, wall mounted consumer unit for the electrics, gas metre

**DINING ROOM**

22'3" x 12'9" (6.78 x 3.89)

Feature exposed brick fire surround, open fire, parquet flooring, radiator, french doors and window to rear aspect opening and looking over the garden, door onto the

**KITCHEN**

12'3" x 10'2" (3.73 x 3.10)

Kitchen is fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with chimney style extractor over, eye and waist level oven and grill, butler sink with mixer tap, space and plumbing for dishwasher, integrated fridge/freezer, parquet flooring, double aspect with windows to side and rear both overlooking onto the rear garden

**ADDITIONAL ROOM**

21'3" x 12'9" (6.48 x 3.89)

A versatile room that could potentially be used for a home gym or cinema room as well as extensive storage and contains the main central water heating system and boiler

**SHOWER ROOM**

Walk-in shower enclosure with dual shower heads, heated towel rail, butler style sink with taps set on top of cast iron stand, down lights, low level wc

**FIRST FLOOR LANDING**

Stairs rising to upper floor, telephone point, feature window to side aspect

**BEDROOM**

21'5" x 12'5" (6.53 x 3.78)

Picture rail, exposed wooden floorboards, radiator, storage cupboard, feature fire place, bay window to rear aspect with views over the garden

**BEDROOM**

12'5" x 10'1" (3.78 x 3.07)

Picture rail, exposed wooden floorboards, radiator, window to rear aspect with pleasant views over the rear garden

**BEDROOM**

20'4" x 12'3" (6.20 x 3.73)

Picture rail, radiator, fireplace, built-in cupboard, bay window to front aspect

**BEDROOM**

17'4" x 9'10" (5.28 x 3.00)

Bay window to side aspect, further window to front aspect, exposed wooden floorboards, coved ceiling, picture rail, radiator

**BATHROOM**

Panelled bath with Victorian style mixer taps and shower attachment, further shower attachment, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, window with patterned glass to side aspect

**SECOND FLOOR LANDING**

Window to side aspect, loft hatch providing access to loft area

**BEDROOM**

13'1" x 12'3" (3.99 x 3.73)

Exposed wooden floorboards, picture rail, radiator, fireplace, window to side aspect

**BEDROOM**

13'1" x 10'11" (3.99 x 3.33)

Storage into eaves, exposed wooden floorboards, radiator, window to side aspect

**BEDROOM**

18'3" x 12'0" (5.56 x 3.66)

Storage into eaves, two radiators, fireplace, window to front aspect

**BATHROOM**

Bath with Victorian style mixer taps and shower attachment, walk-in shower enclosure, low level wc, pedestal wash hand basin, radiator, window to side and to front aspect

**FRONT GARDEN**

The property is set back off the main road with path leading to front door, walled and fenced boundaries, plant and flower beds either side of path to front door

**REAR GARDEN**

The property benefits from having a well-proportioned rear garden, mainly laid to lawn with patio area, walled boundaries, summer house, garden is accessible from the dining room on the lower ground floor but also off the entrance hall on the first floor, garden is well-stocked with a selection of mature shrubs, plants and trees, there is a private and secluded space for entertaining





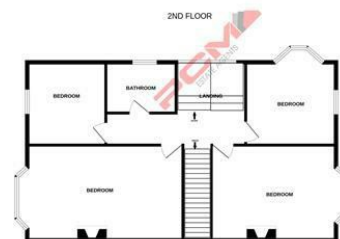
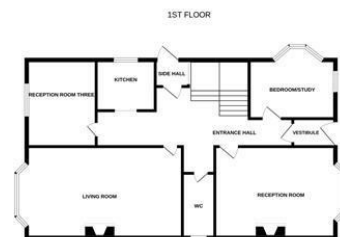




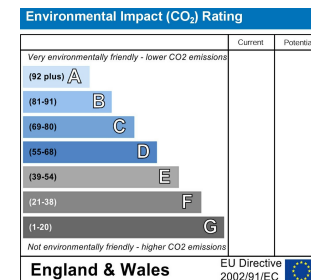
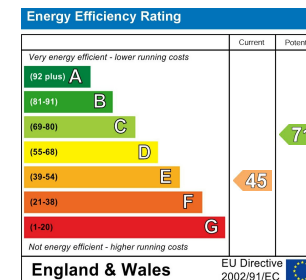








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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