



ESTATE AGENTS

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0RW**

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**Price £650,000**

A RARE OPPORTUNITY has arisen to acquire this FOUR BEDROOM, THREE RECEPTION ROOM, EDWARDIAN SEMI-DETACHED HOUSE located on this incredibly sought-after and RARELY AVAILABLE ROAD within St Leonards. Situated within easy reach of central St Leonards, the seafront and Warrior Square with its mainline railway station.

The property retains a plethora of PERIOD FEATURES throughout including HIGH CEILINGS, FIREPLACES and EXPOSED WOODEN FLOORBOARDS. Offering extremely spacious and versatile accommodation over two floors with a grand entrance hallway, LARGE LOUNGE, separate SITTING ROOM, DINING ROOM, kitchen, SHOWER ROOM and separate wc to the ground floor, whilst the first floor accommodation offers FOUR DOUBLE BEDROOMS and a bathroom. Externally the property boasts a large family friendly REAR GARDEN which is predominantly level.

Considered an EXCELLENT LOCATION on this sought-after and RARELY AVAILABLE road within St Leonards. Please call now to arrange your viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Tiled flooring, door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, window to side aspect, wall mounted thermostat control.

#### **LOUNGE**

17'5 max x 13'8 (5.31m max x 4.17m)

Light room with feature fireplace, bay window to front aspect, picture rail, radiator, exposed wooden floorboards.

#### **SITTING ROOM**

15'3 x 13'1 (4.65m x 3.99m)

Windows and double door to rear aspect providing access to the garden, exposed wooden floorboards, feature fireplace, picture rail.

#### **DINING ROOM**

12'5 x 10'7 (3.78m x 3.23m)

Feature log burner, exposed wooden floorboards, window to side aspect, picture rail, radiator, doorway to:

#### **KITCHEN**

14'3 x 8'10 (4.34m x 2.69m)

Comprising a range of eye and base level units with worksurfaces over, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, space for gas cooker with extractor above, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, wooden floorboards, window to rear and side aspect, door to rear aspect leading out to the garden.

#### **DOWNSTAIRS SHOWER ROOM**

Walk in shower, wash hand basin with storage below, ladder style radiator, window to side aspect.

#### **DOWNSTAIRS WC**

Wash hand basin with tiled splashbacks, wc, radiator, obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, exposed wooden floorboards.

#### **BEDROOM**

17'6 max x 13'9 max (5.33m max x 4.19m max)

Fireplace, exposed wooden floorboards, picture rail, radiator, two windows to front aspect.

#### **BEDROOM**

15'5 x 13' (4.70m x 3.96m)

Feature fireplace, exposed wooden floorboards, picture rail, two windows to rear aspect, radiator.

#### **BEDROOM**

9' x 10'7 (2.74m x 3.23m)

Window to rear aspect, exposed wooden floorboards, radiator, picture rail.

**BEDROOM**

11'10 x 9'11 (3.61m x 3.02m)

Feature fireplace, exposed wooden floorboards, picture rail, radiator, window to front aspect.

**BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with tiled splashback, exposed wooden floorboards, radiator, part tiled walls, two windows to side aspect.

**REAR GARDEN**

Private and secluded, predominantly level and considered family friendly, featuring a large area of lawn, mature shrubs, plants and trees, enclosed boundaries, patio area ideal for seating and entertaining in addition to a brick built storage shed, side access to the front of the property.

Council Tax Band: E



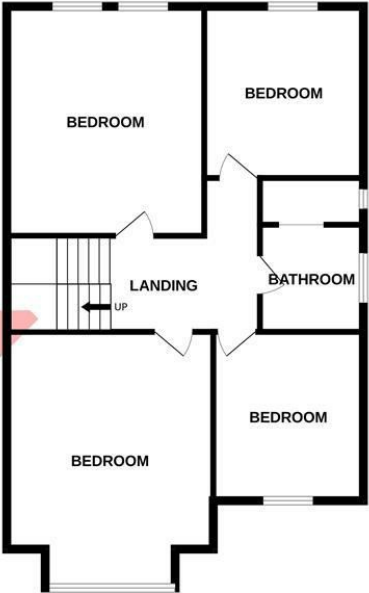




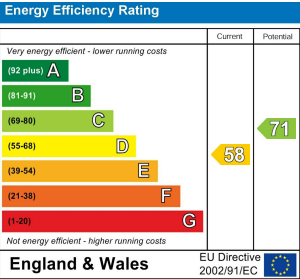
GROUND FLOOR



1ST FLOOR



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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