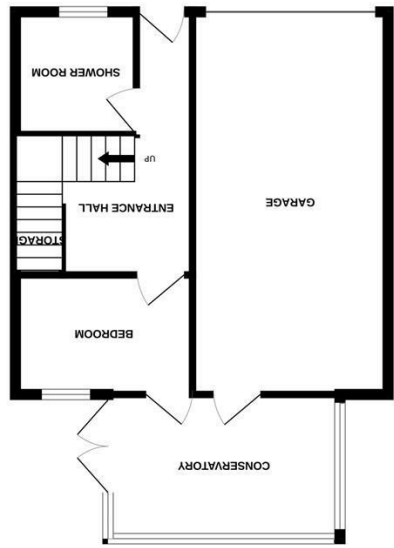


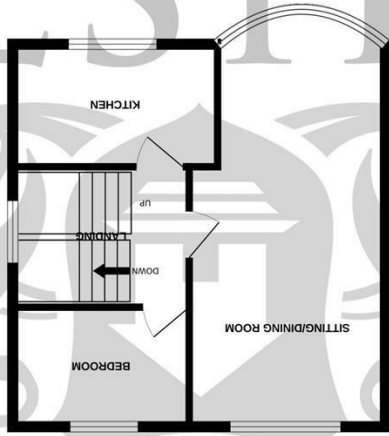


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

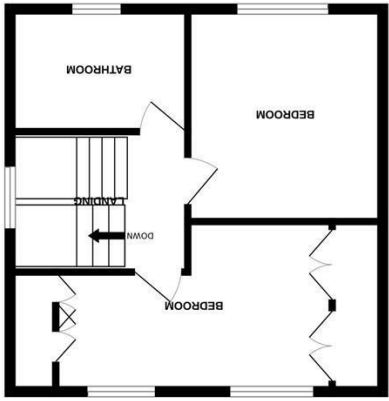
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

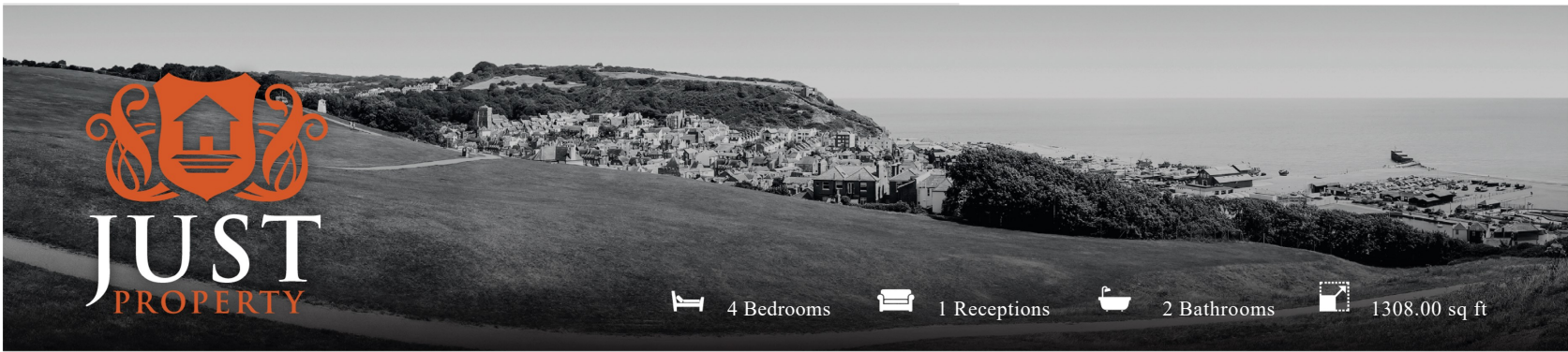
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	Potential	
85	72	



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FLOORPLANS

2 Brittany Mews Brittany Road, St. Leonards-On-Sea, TN38 0YU



2 Brittany Mews Brittany Road, St. Leonards-On-Sea, TN38 0YU

Freehold

£450,000





Freehold

£450,000

4 Bedrooms 1 Receptions 2 Bathrooms 1308.00 sq ft

PROPERTY DETAILS

Beautifully presented four bedroom semi-detached family home set within a private mews in this prime St. Leonards location, tucked away from the main road while remaining just a gentle stroll from the vibrant hub of St. Leonards-On-Sea via the picturesque St. Leonards Gardens. The area offers an excellent selection of independent shops, galleries, cafés, bars and restaurants together with the beach, cinema and mainline railway station with direct links to London.

Arranged over three spacious storeys, the accommodation offers versatile and well-balanced living space throughout. The ground floor features an integral garage with utility area and excellent storage, a double bedroom, conservatory opening onto the rear garden, together with a convenient shower room and cloakroom, making this level ideal for guests, home working or multi-generational living.

The first floor enjoys a bright dual aspect living and dining room filled with natural light, a separate fitted kitchen and an additional bedroom overlooking the rear garden. The upper floor houses two further double bedrooms along with the family bathroom fitted with a bath and shower over. From the top floor landing there is also a partial distant sea view.

Externally, the property enjoys a larger than average mature rear garden planted with shrubs and trees, creating a peaceful and leafy backdrop. The paved patio areas provide the perfect space for outdoor dining and entertaining while the rear aspect from the house enjoys a particularly calming green outlook. To the front there is a pleasant garden together with off road parking for one vehicle leading to the integral garage with electric door.

Ideally positioned close to the heart of St. Leonards yet quietly tucked away from busy roads, this wonderful home perfectly combines convenience with tranquillity.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	17'4" x 9'0" (5.30 x 2.76)
Shower Room / WC	Bedroom
Bedroom	10'7" x 10'4" (3.25 x 3.15)
9'3" x 6'5" (2.84 x 1.96)	Bathroom
Conservatory	Front Garden
12'2" x 7'4" (3.71 x 2.26)	Off Road Parking
Stairs Up To Landing	Large Garage
Lounge and Dining Room	Enclosed Rear Garden
19'7" x 10'7" (5.97 x 3.25)	
Kitchen	
11'1" x 7'1" (3.38 x 2.16)	
Bedroom	
9'4" x 6'5" (2.86 x 1.96)	
Stairs Up To Landing	

FEATURES

- Four Bedrooms
- Three Storey Townhouse
- Two Bathrooms
- Beautiful Mature Rear Garden
- Stunning Condition
- Off Road Parking and Integral Garage
- Rear Conservatory
- Private Mews
- Central Location with Sea Glimpses

