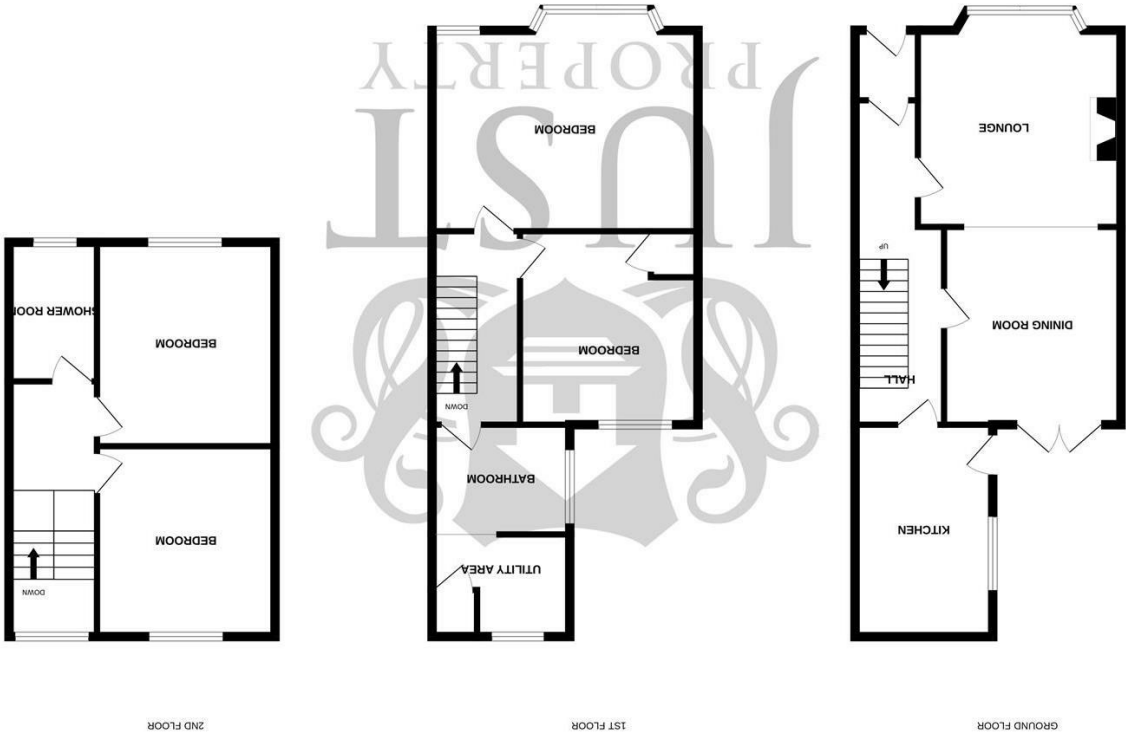


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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	67	81
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



While 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.

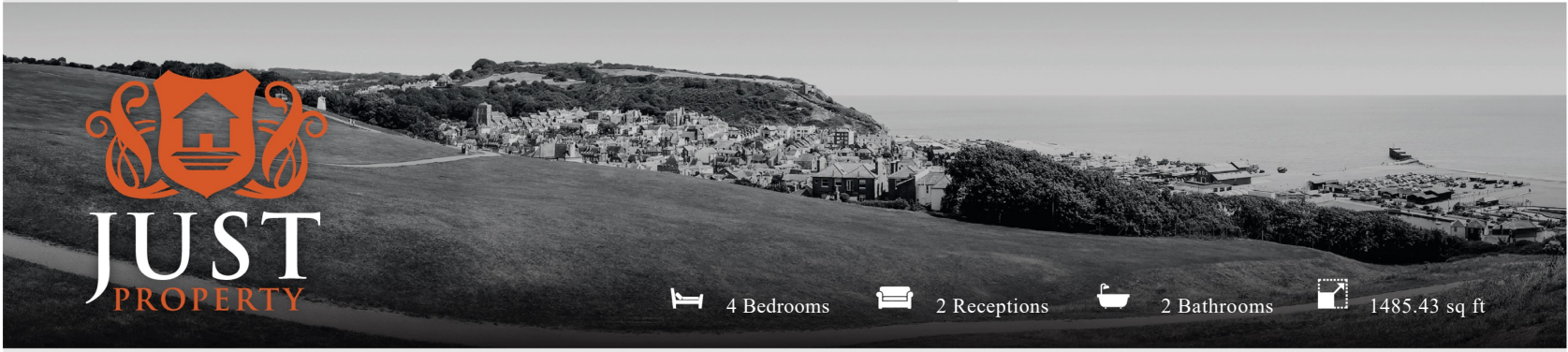
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38 Southwater Road, St Leonards On Sea, TN37 6JS

FLOORPLANS

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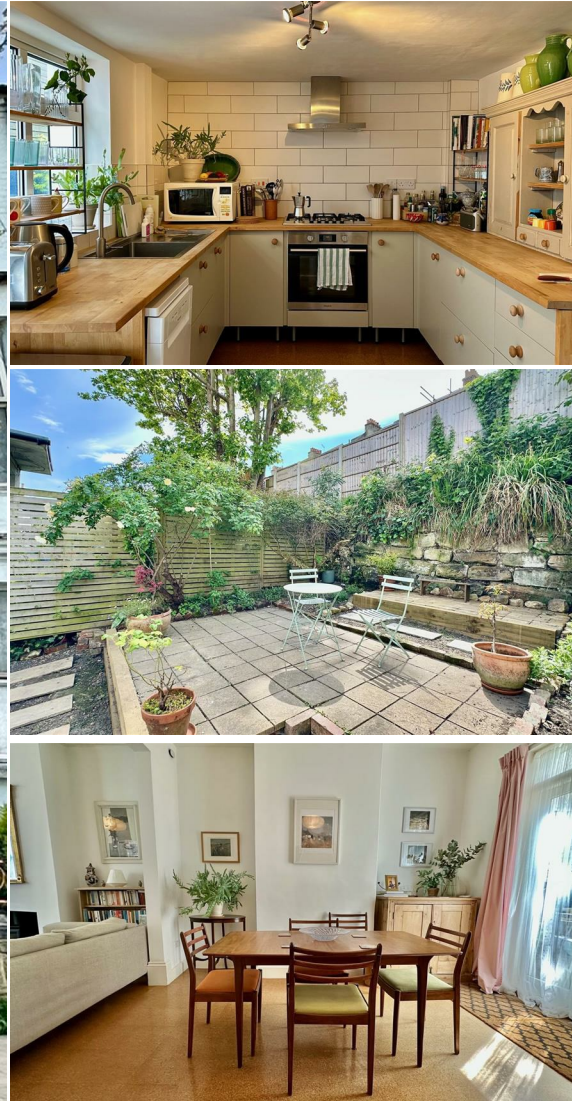


4 Bedrooms 2 Receptions 2 Bathrooms 1485.43 sq ft

38 Southwater Road, St Leonards On Sea, TN37 6JS

Freehold

£525,000





Freehold

£525,000



PROPERTY DETAILS

A beautifully presented four-bedroom, two-bathroom period townhouse, ideally positioned on this highly sought-after tree-lined road in St Leonards.

The property is conveniently located within walking distance of Warrior Square railway station, which offers three routes to London. It is also close to the vibrant Kings Road area of St Leonards, known for its many independent shops and restaurants, as well as the seafront, promenade, and Hastings Old Town. The neighbouring towns of Bexhill, Battle, Rye, and Eastbourne are all easily accessible.

The accommodation has been thoughtfully arranged and enhanced by the current owner. The ground floor offers a welcoming living room opening through to a stylish open-plan dining area, with French doors leading out to the rear garden. There is also a fitted kitchen and access down to a useful cellar storage area.

On the first floor, there is a beautifully appointed family bathroom with a separate utility area, a stunning principal bedroom spanning the full width of the property, and a further double bedroom. The second floor provides two additional double bedrooms, along with a shower room and WC, plus access to the loft.

Externally, the property benefits from an attractive front garden, while to the rear there is a patio area with steps leading up to an enclosed garden—perfect for outdoor dining and enjoying the sunshine.

Further features include gas central heating, many original features.

Viewing is highly recommended via the vendor’s sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Vestibule	16'9" x 15'1" (5.11 x 4.62)
Hallway	Bedroom
Lounge	12'0" x 11'1" (3.66 x 3.38)
14'9" x 12'7" (4.50 x 3.84)	Stairs to Second Floor
Dining Room	Bedroom
12'0" x 10'11" (3.66 x 3.35)	12'0" x 10'9" (3.66 x 3.28)
Kitchen	Bedroom
13'3" x 8'5" (4.04 x 2.57)	12'2" x 10'9" (3.73 x 3.28)
Stairs Down To Cellar Space	Shower Room/W.C
First Floor Landing	8'0" x 5'4" (2.44 x 1.65)
Bathroom	Patio Area
13'3" x 8'5" (4.06 x 2.59)	Rear Garden
Utility Area	Front Garden

FEATURES

- Period Terraced House
- Popular St Leonards Location
- Four Double Bedrooms
- Two Reception Rooms (Open Plan)
- Bathroom with Utility Area
- Rear Garden
- Viewing Essential
- Three Storey Home
- Beautifully Presented
- Walking Distance to Train Station, town and Seafront



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.