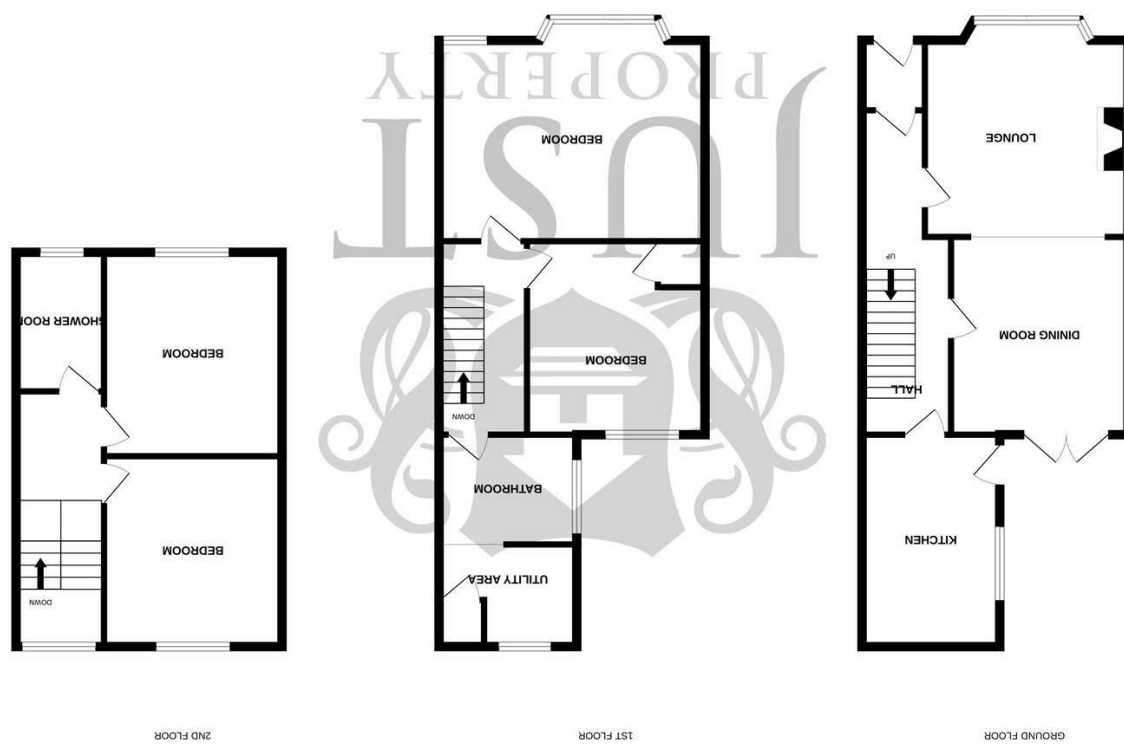


| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92 plus) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 67 |
| Potential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



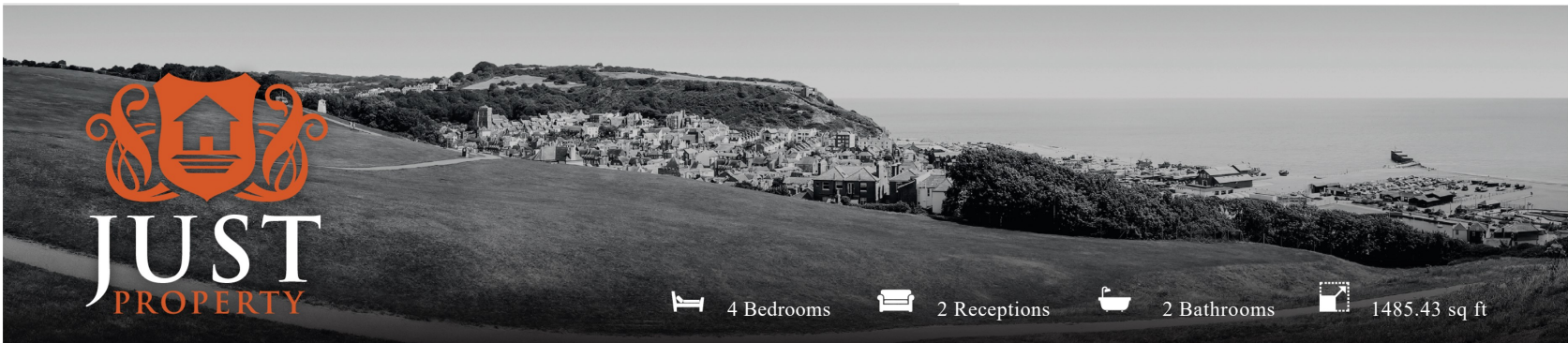
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are based on no guarantee as to their operability or efficiency can be given. Made with Metropix, 2022



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

FLOORPLANS

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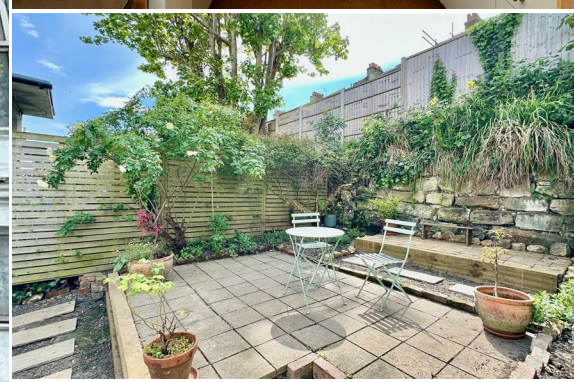


4 Bedrooms 2 Receptions 2 Bathrooms 1485.43 sq ft

Freehold

£525,000

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Freehold

£525,000

4 Bedrooms 2 Receptions 2 Bathrooms 1485.43 sq ft

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

