



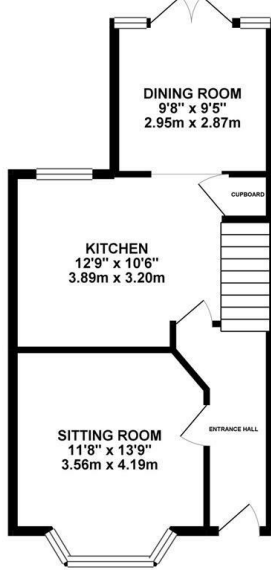
Alexandra Road, St. Leonards-On-Sea TN37 6LD

Offers in excess of £370,000

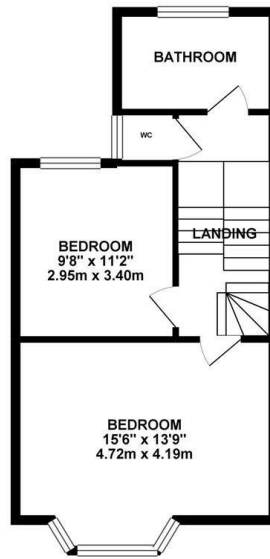


Exceptional FOUR BEDROOM, three storey character home set right around the corner from the hub of St. Leonards with its mainline railway station and artisan shops. The bay fronted accommodation here features GENEROUS PROPORTIONS and has been completely RESTORED TO AN EXCEPTIONAL STANDARD to now offer an open kitchen and dining space with double doors leading out to the paved and low maintenance garden. The KITCHEN HAS BEEN NEWLY FITTED to feature an island, integrated appliances and space for a range cooker. There is also a separate living room on the ground floor with a BAY FRONTED window. Sat on the first floor are two double bedrooms, one of which is currently set up as an additional reception room, and a STYLISH BATHROOM. There are a further two double bedrooms a shower room with a dressing room on the upper level. Externally, this fantastic property enjoys an enclosed rear garden which is an absolute SUN TRAP and the perfect spot to dine al fresco. With CHARMING FEATURES THROUGHOUT this is a characterful yet practical FAMILY HOME by the sea.

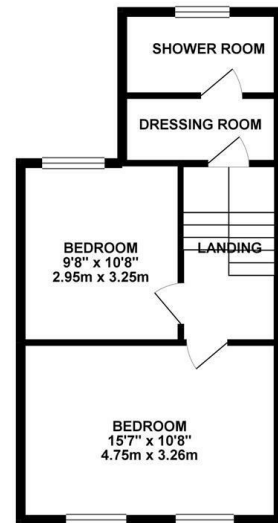
GROUND FLOOR 433.21 sq. ft.
(40.25 sq. m.)



1ST FLOOR 433.27 sq. ft.
(40.25 sq. m.)



2ND FLOOR 421.58 sq. ft.
(39.17 sq. m.)



TOTAL FLOOR AREA : 1288.07 sq. ft. (119.67 sq. m.) approx.

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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