



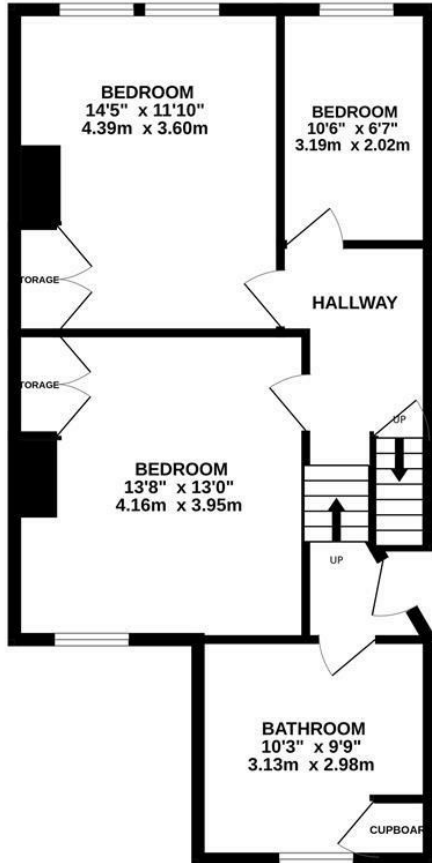
## Carisbrooke Road, St. Leonards-On-Sea TN38 0JS

Offers in excess of £325,000

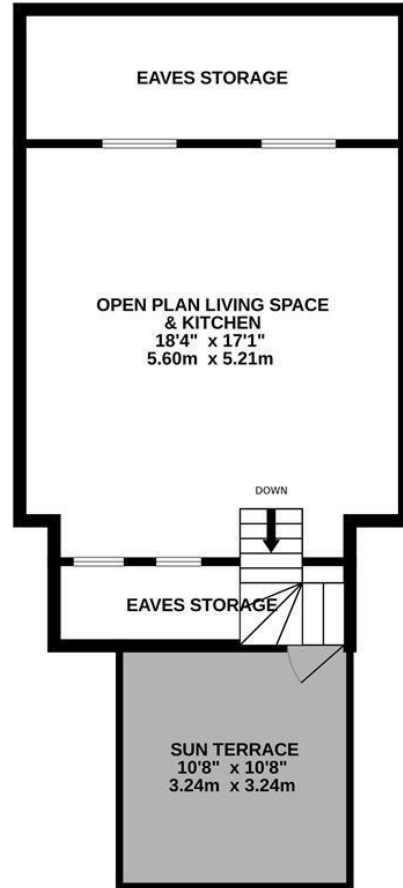


\*\*\*SOLD PRIOR TO MARKETING\*\*\* An impressive THREE BEDROOM MAISONETTE with a PRIVATE ROOF TERRACE spanning the upper storeys of this attractive period residence. It's situated in an enviable position in central St. Leonards within walking distance to local independent shops, restaurants, galleries, the seafront and mainline railway station which benefits from connections to London stations. The accommodation here is arranged over two floors with the OPEN PLAN LIVING SPACE positioned on the top floor enjoying engineered oak flooring and a bright DUAL ASPECT. There is a MODERN FITTED KITCHEN providing ample storage and worktop space while on the half landing there is access to the roof terrace which relishes FAR REACHING SEA VIEWS and offers the perfect spot to DINE AL-FRESCO. The three bedrooms span the floor below, two of which are generous double rooms both benefitting from BUILT-IN STORAGE, together with a generous family bathroom where there is a CLAWFOOT BATHTUB and a separate shower enclosure. Being sold with NO ONWARD CHAIN and a NEW 999 YEAR LEASE, this fantastic property would make the PERFECT FAMILY HOME or seaside retreat and is not to be missed.

SECOND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOP FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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