



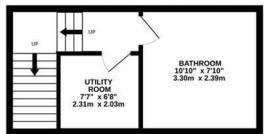
**Magdalen Road, St. Leonards-On-Sea TN37 6ET**

**Offers in excess of £395,000**

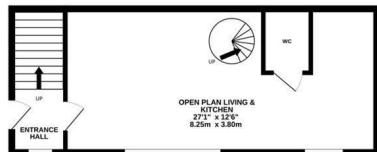


Unique two bedroom house located in a LEAFY ST. LEONARDS LOCATION, within walking distance of the seafront and Hastings and St. Leonards, both with a mainline railway station enjoying connections to London. Forming a portion of this FORMER SCHOOLHOUSE the Grade II listed property has been well designed by an architect in 2010 to retain MANY ORIGINAL FEATURES and maximise the natural light. The ground floor is mainly open plan housing the living space and CONTEMPORARY FITTED KITCHEN where there is a full sized arched window with stained glass panels. The living room enjoys a WOOD BURNING STOVE and the kitchen is fitted with integrated appliances, there is a handy downstairs cloakroom and a SEPARATE UTILITY ROOM located on the lower floor along with the STYLISH FAMILY BATHROOM where there is a freestanding egg shaped bath and a walk-in shower. Accessed via a glass spiral staircase in the living room the main bedroom is on the MEZZANINE LEVEL along with an additional room which could be used as a second bedroom, study or dressing room. Externally the garden is located at the front and wraps around three sides of

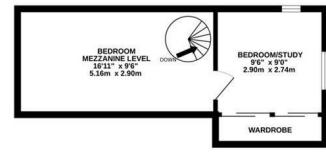
LOWER GROUND FLOOR  
232 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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