



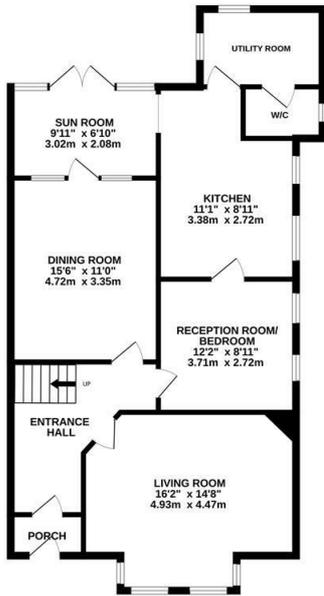
## St. Saviours Road, St. Leonards-On-Sea TN38 0AR

Offers in excess of £500,000

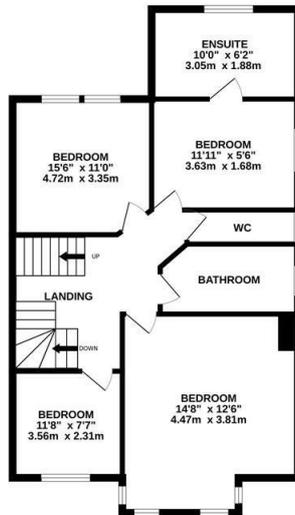


An attractive five/six bedroom SEMI DETACHED VICTORIAN HOUSE located in an idyllic position just a SHORT STROLL FROM THE SEAFRONT and within immediate reach of South Saxons Nature Reserve, local schools, transport links and West. St. Leonards mainline railway station. The accommodation here is ARRANGED OVER THREE FLOORS offering a versatile layout and a wealth of original features, you enter in to a welcoming entrance hall with a bay fronted living room, a SEPARATE DINING ROOM, sun room and kitchen with an ADJOINING UTILITY ROOM WITH A W/C. There is also an additional reception room which would make the perfect breakfast room but is currently used as a bedroom. On the first floor there are four bedrooms, one of the bedrooms benefits from an en-suite bathroom with a freestanding bath, together with a family bathroom and separate W/C. The upper floor houses the fifth bedroom which measures an impressive 19'7 x 10'2 along with WALK-IN EAVES STORAGE. From the rear of the property you can enjoy FAR REACHING SEA VIEWS and externally the garden provides a large area of patio, creating the perfect space to dine al-fresco, there are a few stairs leading up to a level expanse of lawn with a lovely outlook along the coastline towards Beachy head. At the front of the property there is a driveway providing off road parking.

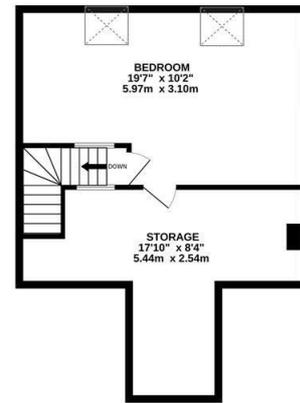
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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