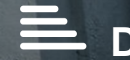


9 Church Road

, St. Leonards-On-Sea, TN37 6EF

Offers in excess of £750,000



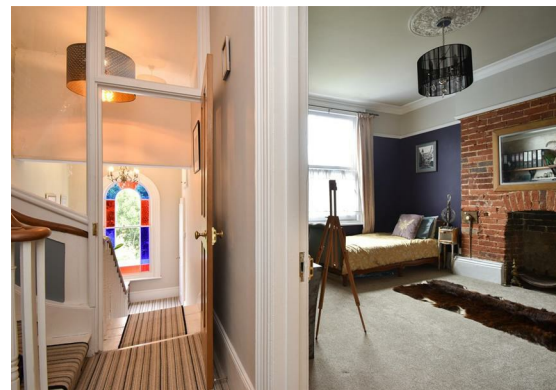
9 Church Road

, St. Leonards-On-Sea, TN37 6EF

A beautifully presented four bedroom semi detached VICTORIAN HOUSE with a one bedroom self contained apartment, occupying an enviable St. Leonards location within walking distance to the hub of St. Leonards On Sea where there is a collection of independent shops, award winning eateries, galleries and access to the beach. If you fancy venturing further afield St. Leonards railway station offers connections to London in just under 1 hour and 20 minutes. The VERSATILE ACCOMMODATION here has been restored throughout and spans four storeys benefitting from an abundance of original features. You enter on the ground floor which is arranged as a BAY FRONTED LIVING ROOM and open to the dining room to create a bright, dual aspect space while the kitchen is separate and positioned at the rear of the property with access to the generous rear garden. On the first floor there are two large double bedrooms together with a w/c on the half landing. The principal bedroom enjoys a front aspect and an EN-SUITE BATHROOM. There are two further double bedrooms on the upper floor, both of which enjoy modern shower rooms. Externally the garden provides an area of patio with an expanse of lawn beyond which is bordered by mature flower beds and a separate seating area at the rear of the garden with a wildlife pond.

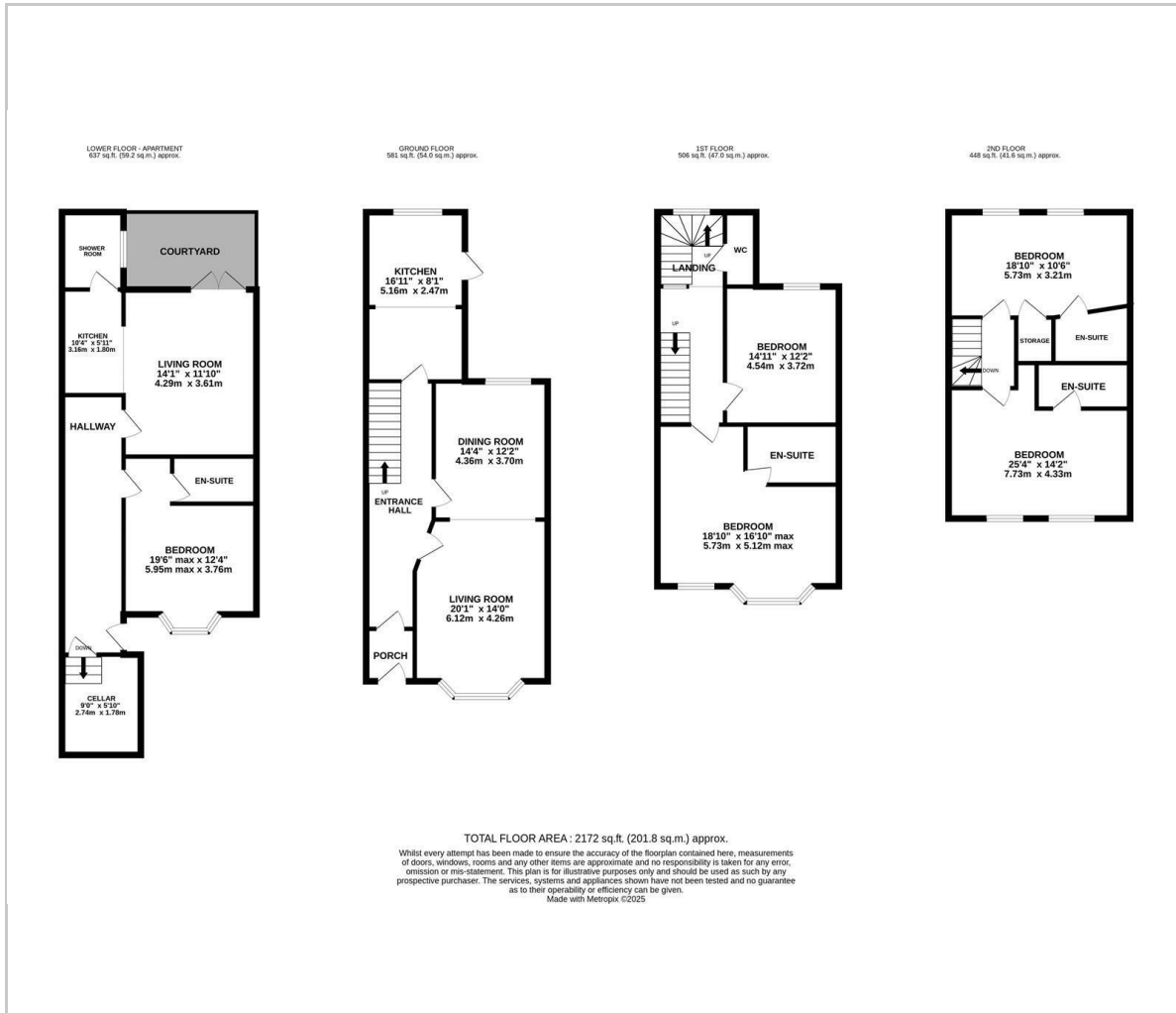
The lower floor is accessed via a PRIVATE ENTRANCE and consists of a self contained apartment which would provide the perfect space for those





seeking DUAL ACCOMODATION, there is a bay fronted bedroom with stylish en-suite shower room, an additional shower room and there is a spacious living room which is open to the kitchen and enjoys access to a courtyard garden. Being sold with no onward chain this fantastic property would make the perfect family home by the coast.

Floor Plan



Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

