



Kings Road, St. Leonards-On-Sea TN37 6EA

Offers in excess of £600,000



A RARE OPPORTUNITY to purchase this attractive and DECEPTIVELY SPACIOUS property, with the WHOLE FREEHOLD in a PRIME POSITION on Kings Road comprising of a RESIDENTIAL HOME and COMMERCIAL UNIT, currently providing a great rental income, whilst offering a FLEXIBLE LAYOUT over FOUR STOREYS. Situated in the centre of ST. LEONARDS ON SEA within immediate distance of the beach, local shops, restaurants and traditional pubs, where there is a mainline railway station with connections to London. The accommodation relishes a wealth of ORIGINAL FEATURES, including high ceilings and sash windows throughout. Currently arranged as a SELF CONTAINED TWO/THREE BEDROOM HOUSE accessed by a private entrance at the front of the property where the living accommodation starts on the first floor offering an OPEN PLAN LIVING SPACE measuring an impressive 20'4 x 18'7 with two large windows enjoying a front aspect, opening into the MODERN FITTED KITCHEN providing ample storage and worktop space, plus INTEGRATED APPLIANCES. Additionally on the half landing there is a handy W/C. On the second floor there are TWO

Kings Rd
Approximate Gross Internal Floor Area
1507 sq. ft / 140.00 sq. m

