



Cumberland Gardens, St. Leonards-On-Sea TN38 0QL

Offers in excess of £1,200,000



Impressive seven bedroom SEMI-DETACHED VICTORIAN RESIDENCE located in a sought after, leafy St. Leonards setting. It's enviably positioned within IMMEDIATE WALKING DISTANCE OF THE BEACH, local independent stores, award winning eateries and galleries, along with a mainline railway station with connections to London. The accommodation here has UNDERGONE EXTENSIVE RESTORATION creating a beautifully presented family home that exhibits a SENSE OF GRANDEUR with a wealth of original features. You enter in to the grand entrance hall with SOLID WOOD PARQUET FLOORING which flows throughout the ground floor, there is a generous living room with a FLOOR TO CEILING BAY WINDOW and an additional reception room which would make the perfect study. The kitchen/breakfast room is fitted with stylish kitchen units, together with a central island, it spans the rear of the property and is open to the dining room which features double doors leading out to the rear garden. There is also a SEPARATE UTILITY ROOM. The original staircase leads to the first floor where there are three well proportioned double bedrooms together with



NOT TO SCALE. FOR ILLUSTRATION AND LAYOUT PURPOSES ONLY.

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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