

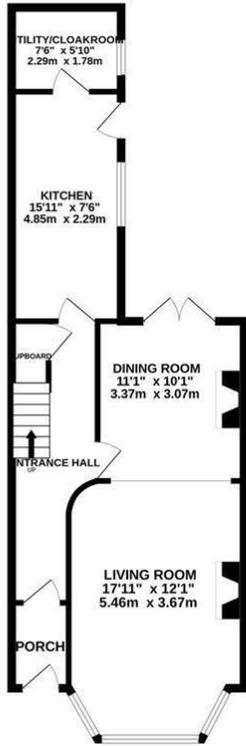


St. Peters Road, St. Leonards-On-Sea TN37 6JG
Offers in excess of £575,000

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SOLD PRIOR TO PRESS An immaculately presented four bedroom, THREE STOREY VICTORIAN HOUSE located in a sought after St. Leonards setting. It's enviably positioned within walking distance to both Hastings Town centre and the hub of St. Leonards On Sea, both of which offer mainline railway stations. You are also within easy reach of local shops on Bohemia Road, Alexandra Park and the seafront. Enjoying generous proportions and a WEALTH OF CHARACTER FEATURES the accommodation here is arranged as a BAY FRONTED LIVING ROOM which is open to the dining room which benefited from double doors leading out to the rear garden to create a bright, dual aspect space and sociable space. The LUXURY FITTED KITCHEN is positioned at the rear of the property offering ample storage, housing INTEGRATED APPLIANCES and complimented with Quartz worktops. There is an adjoining UTILITY ROOM with a w/c. The first floor houses three well proportioned double bedrooms together with a stylish family bathroom where there is a bath and separate shower enclosure, while the principal bedroom spans the upper floor

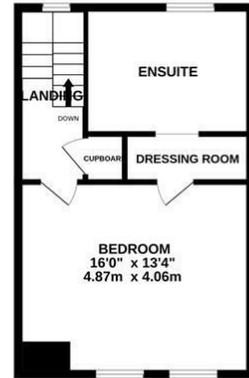
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.4 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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