



## Mercatoria, St. Leonards-On-Sea TN38 0EB

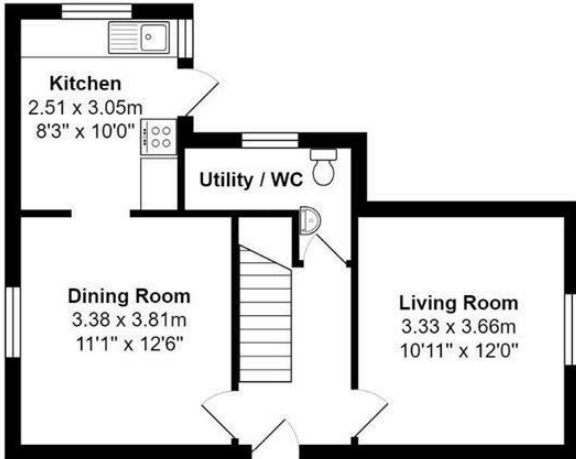
Offers in excess of £450,000



A charming three/four bedroom, THREE STOREY character home situated in the HEART OF MERCATORIA. It's positioned in an IDYLIC LOCATION within walking distance to the seafront, perfect for enjoying the beach and independent stores, galleries and eateries in the hub of St. Leonards On Sea. If you fancy venturing further afield there is a mainline railway station just a short stroll away with connections to London. The accommodation here offers a wealth of character features including high ceilings, original fireplaces and wooden floorboards flowing throughout. The ground floor offers a VERSATILE LAYOUT with a bright living room positioned at the front of the property while the second reception room sits at the rear leading through to the FITTED KITCHEN which offers ample storage, worktop space and access to the rear COURTYARD GARDEN. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. On the first floor there are two DOUBLE BEDROOMS together with a family bathroom where there is a CLAWFOOT BATHTUB and separate shower enclosure. The half landing provides access to the BALCONY where there is space for a small table

### Ground Floor

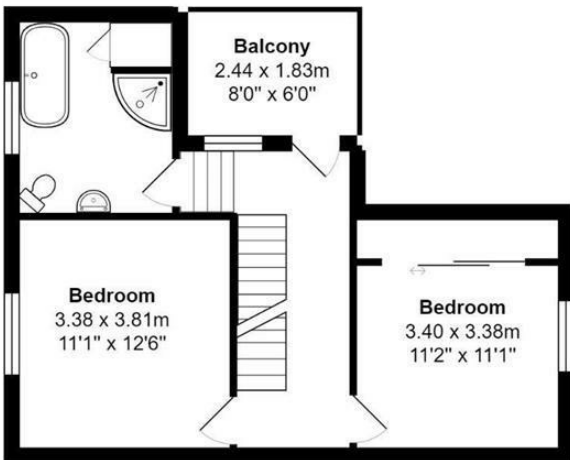
Approx Area: 40.4 m<sup>2</sup> ... 435 ft<sup>2</sup>



Total Area: Approx 105.3 m<sup>2</sup> ... 1134 ft<sup>2</sup>

### First Floor

Approx Area: 40.4 m<sup>2</sup> ... 434 ft<sup>2</sup>  
(excluding balcony)



### Second Floor

Approx Area: 24.5 m<sup>2</sup> ... 264 ft<sup>2</sup>

