



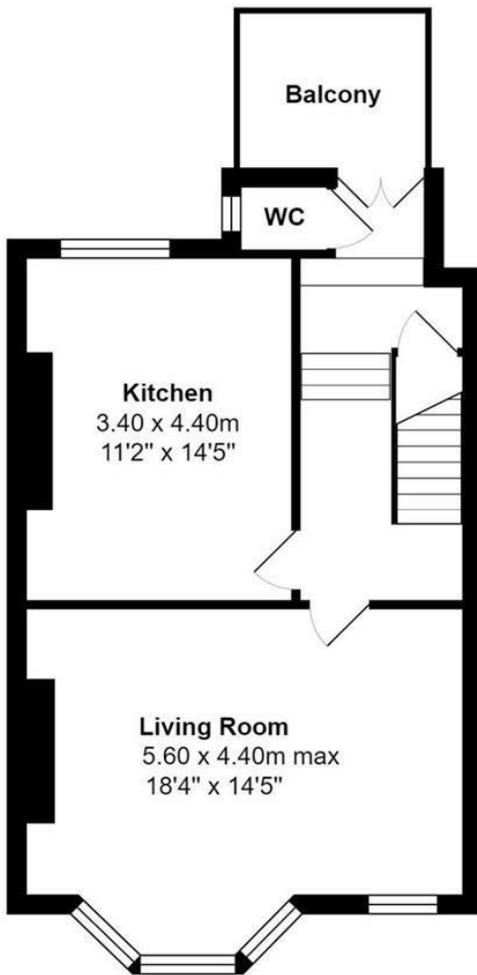
## Rothsay Road, St. Leonards-On-Sea TN38 0JJ

Offers in excess of £325,000

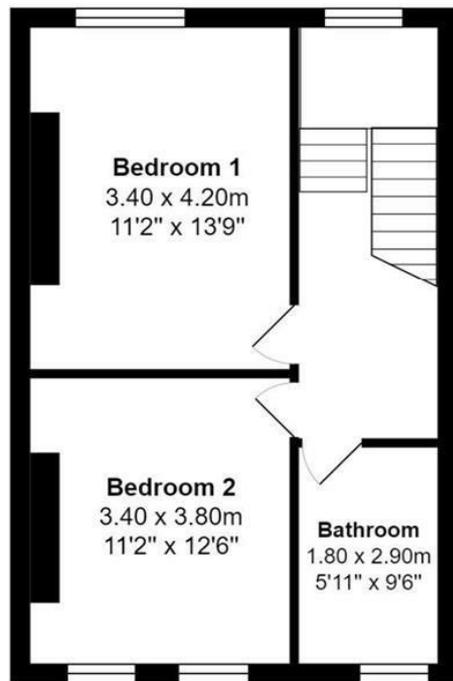


A beautifully presented TWO BEDROOM MAISONETTE with a PRIVATE SOUTH FACING TERRACE spanning the first and second floor of this attractive PERIOD RESIDENCE. It's situated in an enviable position in central St. Leonards within walking distance to local independent shops, restaurants, galleries, the seafront and mainline railway station which benefits from connections to London stations. The accommodation here is arranged as a BAY FRONTED LIVING ROOM measuring an impressive 18'4 x 14'5 which features a WOOD BURNING STOVE while the STYLISH FITTED KITCHEN is positioned at the rear of the property offering ample storage, worktop space and a room for a small dining table with built-in banquette seating. There is also a handy DOWNSTAIRS CLOAKROOM and the SOUTH FACING sun terrace is accessed via the landing, providing the perfect spot to dine al-fresco. Both TWO DOUBLE BEDROOMS can be found on the upper floor with the bedroom, together with a family bathroom fitted with a CLAWFOOT BATHTUB with a shower over. From the rear of the property you can enjoy far reaching views across the neighbouring rooftops out to the English Channel. Being sold with NO ONWARD CHAIN and a SHARE OF FREEHOLD this fantastic property would make the PERFECT FAMILY HOME or seaside retreat and is not to be missed.

**First Floor**  
Approx Area: 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup>  
(excluding balcony)



**Second Floor**  
Approx Area: 43.2 m<sup>2</sup> ... 465 ft<sup>2</sup>



Total Area: Approx 93.6 m<sup>2</sup> ... 1007 ft<sup>2</sup>

