



London Road  
St Leonards-On-Sea, TN37 6PE

£475,000 Freehold

Wyatt  
Hughes  
Residential Sales

## London Road, St Leonards-On-Sea, TN37 6PE

Looking for a period home with character, space, and private parking?

This three-bedroom property on London Road showcases original features across three levels, along with a driveway and a private balcony off the main bedroom.

Set back from the main road, this charming home makes excellent use of its space and layout, combining period character with modern convenience. Spread over three floors, it offers a practical yet distinctive living environment with thoughtful design and original details throughout.

The ground floor includes a spacious living room with a working fireplace and decorative surround, perfect for those who appreciate historic touches. A separate workspace adds flexibility, whether used for home working or as a hobby room. The modern kitchen is beautifully styled, featuring a striking glass ceiling that floods the space with natural light and highlights the patterned floor tiles that enhance the home's period charm.

Upstairs, the main bedroom boasts access to a private balcony, an uncommon feature in homes of this type. The additional bedrooms are arranged across the remaining levels, offering a sense of separation that works well for families or sharers. The layout flows naturally, with each room having a clear purpose and defined character.

Period floor tiles run through parts of the property, and many original features have been maintained or sympathetically restored, lending a strong sense of its era while ensuring it's well-suited to modern living.

Outside, the property enjoys a side wrap-around garden, providing ample outdoor space for gardening, relaxing, or entertaining.

Conveniently located, the home offers easy access to the shops, cafés, and transport links of St Leonards, with the beach just a short distance away.

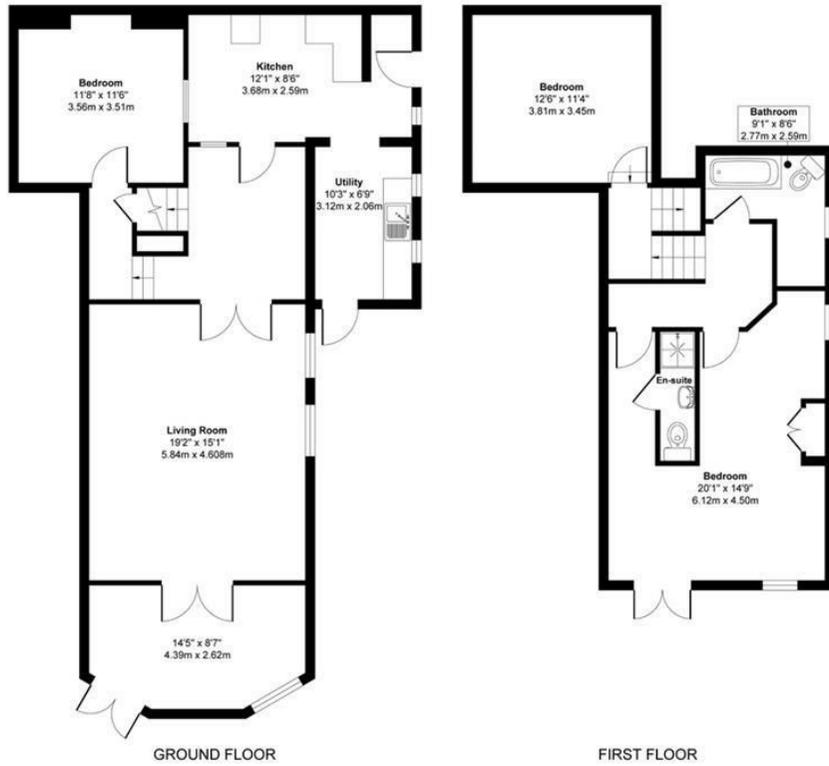
This house offers a rare blend of style, history, and practicality, an ideal opportunity in this sought-after part of town.



- SET BACK FROM THE MAIN ROAD WITH PRIVATE DRIVEWAY
- ORIGINAL PERIOD FEATURES THROUGHOUT
- PERIOD FLOOR TILES AND FEATURE FIREPLACE
- CONVENIENT LOCATION CLOSE TO SHOPS, STATION AND SEAFRONT
- EPC D
- THREE BEDROOMS ARRANGED OVER THREE LEVELS
- STRIKING GLASS CEILING IN KITCHEN
- BALCONY ACCESS FROM MAIN BEDROOM
- SIDE WRAP-AROUND GARDEN PROVIDING AMPLE OUTDOOR SPACE
- COUNCIL TAX D

# Cremer House

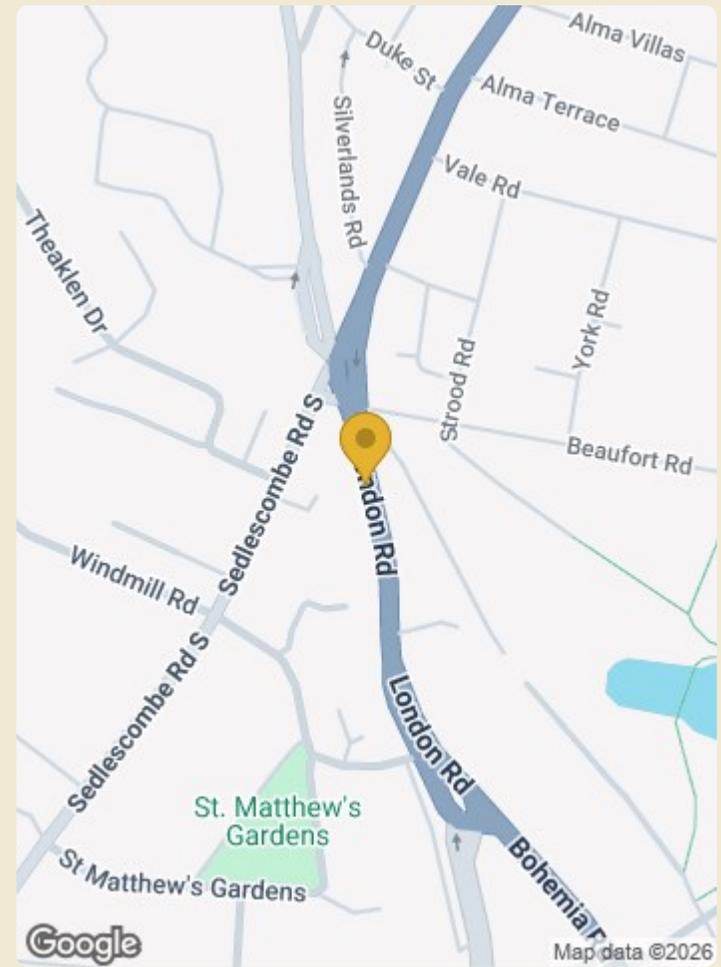
Approximate Gross Internal Floor Area  
1496 sq. ft / 138.98 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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