



Alma Terrace
St. Leonards-On-Sea, TN37 6QT
Guide price £325,000 Freehold

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GUIDE PRICE £325,000–£350,000

Located on Alma Terrace in the vibrant heart of St Leonards-on-Sea, this two-bedroom home offers a rare blend of artistic character, substantial scale, and exceptional practicality. Spanning approximately 1,226 sq. ft, the property has been beautifully decorated to create a warm, eclectic sanctuary.

Interior Elegance

The ground floor features an expansive 25'8" x 11'7" living/dining room, anchored by a classic bay window. The kitchen is a masterclass in coastal cool, featuring solid wood countertops, rustic open shelving, and a disco ball that perfectly captures the area's creative spirit. A separate dining area and dedicated utility room provide functional depth often missing in terrace homes. Upstairs, you will find two generous double bedrooms and a well-proportioned family bathroom.

Versatile External Space

The property benefits from a area to the front providing generous capacity for secure off-street parking for multiple vehicles. This space also offers excellent potential for further landscaping or enhancement, subject to any necessary consents.

The Garden

The rear garden is an urban oasis, complete with timber planting beds and a sun-drenched patio, offering an ideal setting for relaxing, entertaining, or creative outdoor use. There is also use of a brick built office with power, ideal as a studio or artist space.

This property is more than just a house; it is a lifestyle opportunity for those who value space, creativity, and the unique independent spirit of St Leonards.

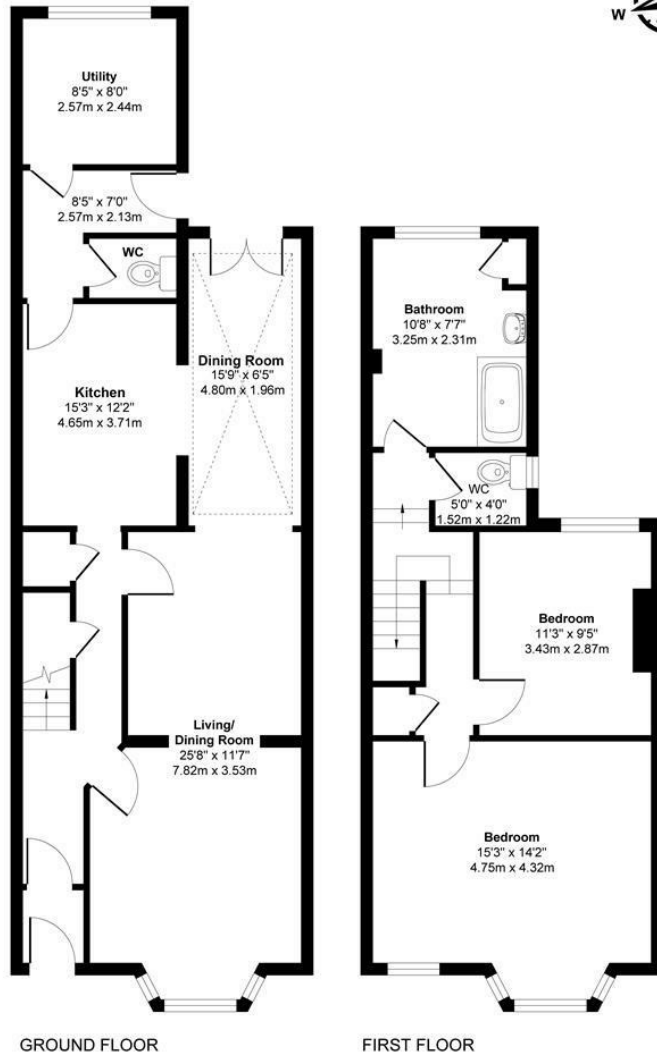


- EPC D
- TWO GENEROUS DOUBLE BEDROOMS PLUS DEDICATED UTILITY ROOM AND WC
- LARGE REAR GARDEN FEATURING TIMBER PLANTING BEDS AND SUN PATIO
- STUNNING LIGHT-FILLED DINING ROOM
- GLASS CEILING DINING SPACE ALLOWING FOR NATURAL LIGHT

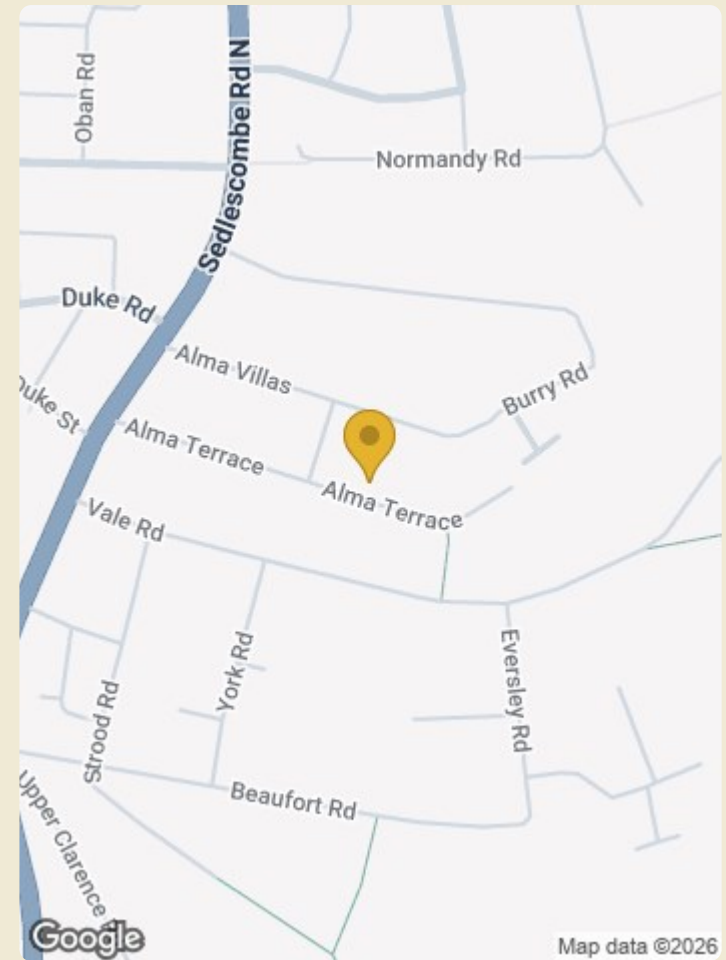
- COUNCIL TAX B
- PLOT OPPOSITE WITH ADDITIONAL PARKING SPACES AND STORAGE CONTAINER
- ELECTRIC KITCHEN WITH SOLID WOOD COUNTERTOPS AND RUSTIC FINISHES
- BRICK BUILT OFFICE/STUDIO
- POPULAR SILVERHILL AREA

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Approximate Gross Internal Floor Area
1226 sq. ft / 113.89 sq. m



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