

# JOHN BRAY & SONS



351 London Road  
, St. Leonards-On-Sea, TN37 6PA

**Offers In Excess Of £625,000**





## 351 London Road

, St. Leonards-On-Sea, TN37 6PA

The property: a beautifully presented six bedroom, three storey, double fronted Victorian house, which would make the perfect family home. You enter on the ground floor into a welcoming entrance hall with porch, the living space consists of three reception rooms, enjoying generous proportions and original features. There is a bay fronted living room measuring 18'2 x 13'7 with a feature fireplace, plus a large dining room which enjoys double doors leading out to the rear garden, while the fitted kitchen sits at the rear of the property providing ample storage and worktop space. Additionally the home benefits from a study and a separate utility room with a W/C. The original period staircase leads up to the upper two floors which house six bedrooms, plus three bathrooms. The first floor consists of three of the bedrooms with the main bedroom, currently being used as a reception room and having use of a dressing room which leads through to an ensuite bathroom, while the further three bedrooms sit on the second floor along with a modern kitchen and a bathroom creating an ideal space for dual accommodation or additional rental income. The rear garden has an expanse of lawn with a generous area of patio off of the dining room offering the perfect space to entertain or dine alfresco, there is a handy storage shed and an off road parking space accessed via the rear.

The location: situated in a central St. Leonard position, on the cusp of Silverhill. It's enviably placed to enjoy







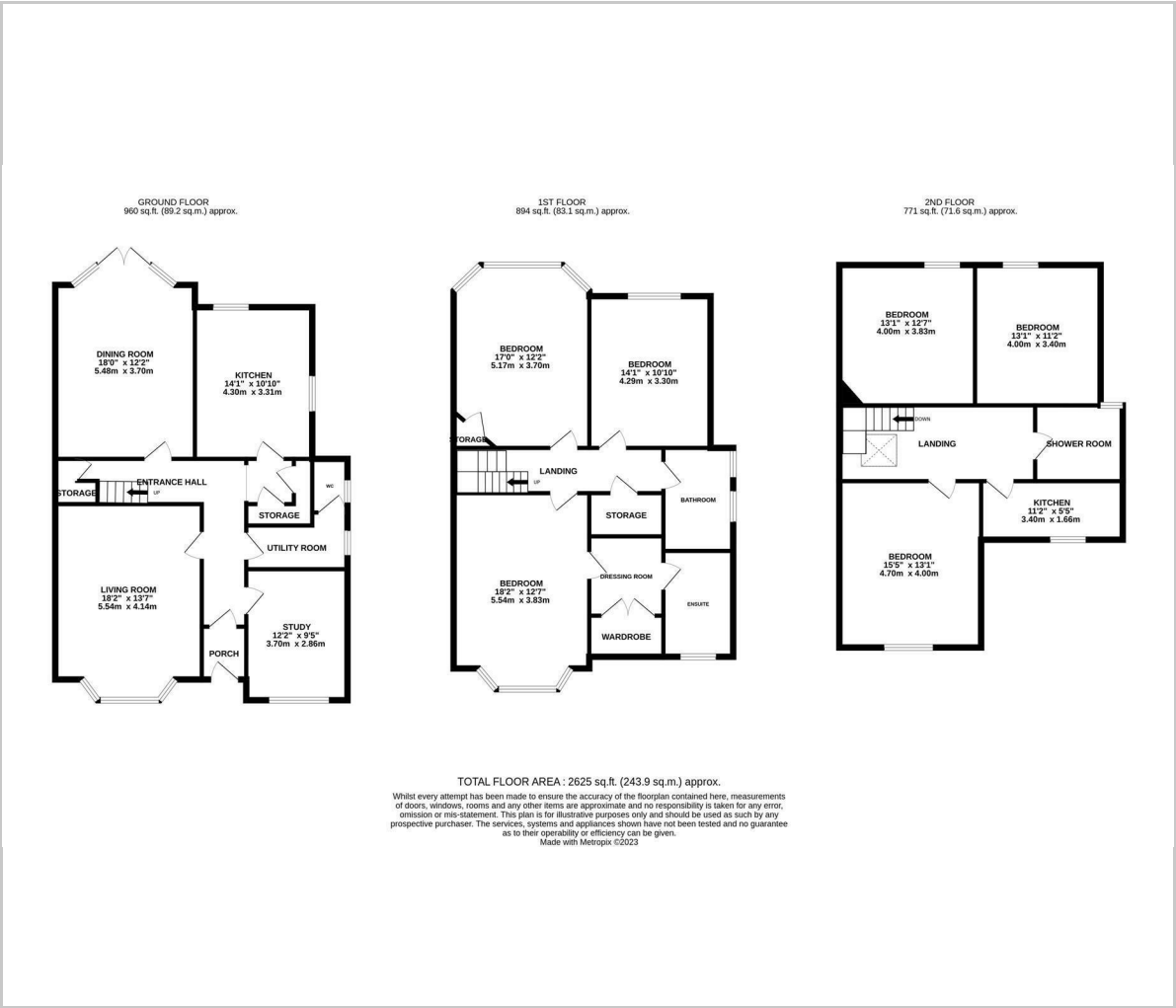
all that the area has to offer. Just a short stroll from Alexandra park, local shops, schools and the hub of St. Leonards On Sea where there are a range of eateries, local shops and a mainline railway station with connections to London.



- Freehold
- Council Tax Band: D
- Energy Efficiency Rating: D



Floor Plan



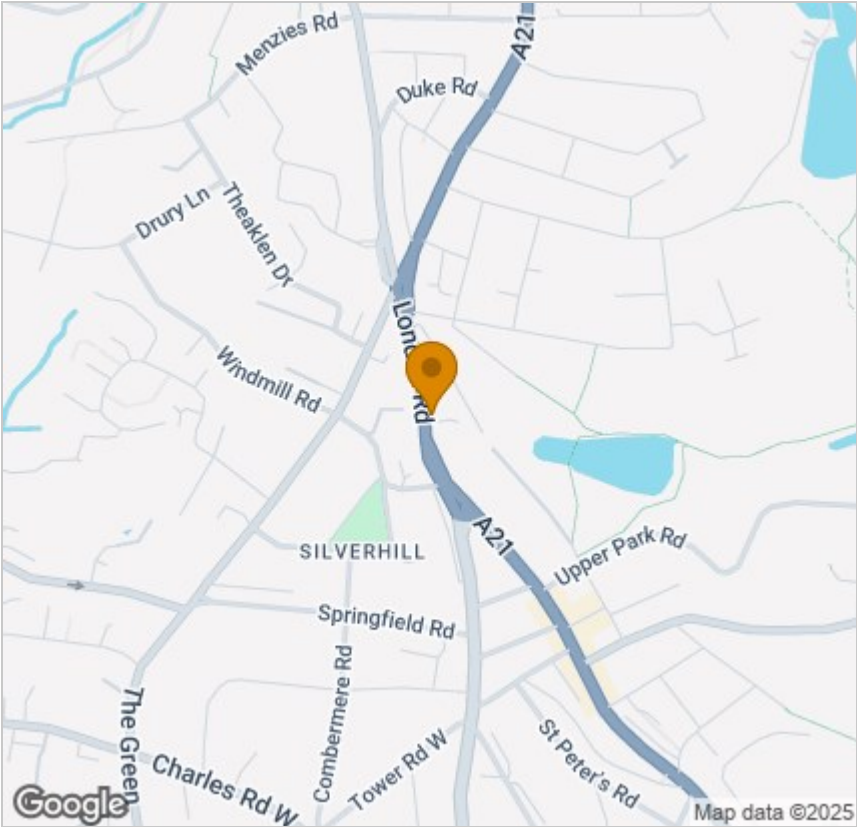
Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

