

JOHN BRAY & SONS



49 Gensing Road
, St. Leonards-On-Sea, TN38 0HE
Offers In Excess Of £475,000



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The property: No. 49 has been cherished over the years and has played many roles within the community, serving both as a shop and a family home, the current owners have proudly watched their family grow here over the past 40 years.

This well appointed four-bedroom house offers bright and well-presented accommodation throughout, complemented by a South-facing roof terrace, providing the perfect space for outdoor dining, or simply relaxing in the sunshine. Spanning five floors, this characterful family home has been refurbished throughout to a high standard and offers a wealth of attractive features, including stripped wooden floorboards, a log burner, and charming feature fireplaces. You enter on the ground floor which comprises a dual aspect living room with a central wood-burning stove. The kitchen is positioned on the first floor together with a double bedroom. There are three further bedrooms and a family bathroom arranged over the two upper floors while the lower level houses the two large storage rooms and a w/c.

The location: Originally built on land belonging to Gensing Farm, No. 49 was constructed during the expansion of the popular Burton St Leonards area, shortly after the shops in Mercatoria were established.

Gensing Road is situated within the vibrant community of St Leonards-on-Sea, offering an excellent selection of local shops, cafés, and popular eateries. An added benefit is its

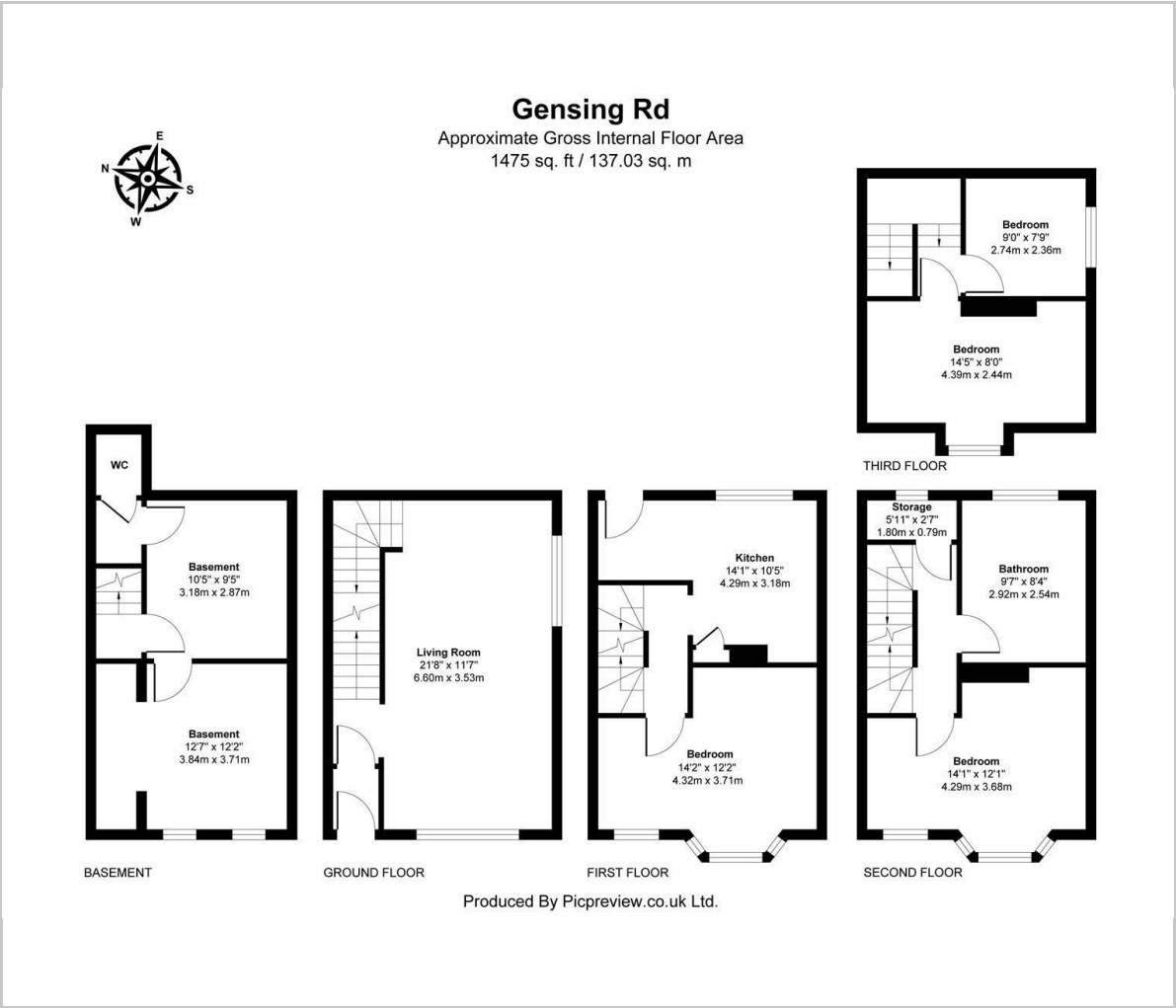




enviable position just moments from the seafront promenade, providing pleasant coastal walks towards both Hastings Old Town and Bexhill-on-Sea. Excellent transport links are available within a 10-minute walk to Warrior Square railway station, with direct services to London, Brighton, and Ashford.



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

