

# JOHN BRAY & SONS



16 North Street  
, St. Leonards-On-Sea, TN38 0EY

Offers In Excess Of £525,000

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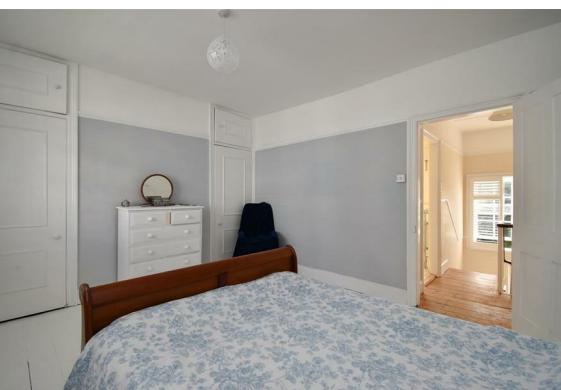
## 16 North Street

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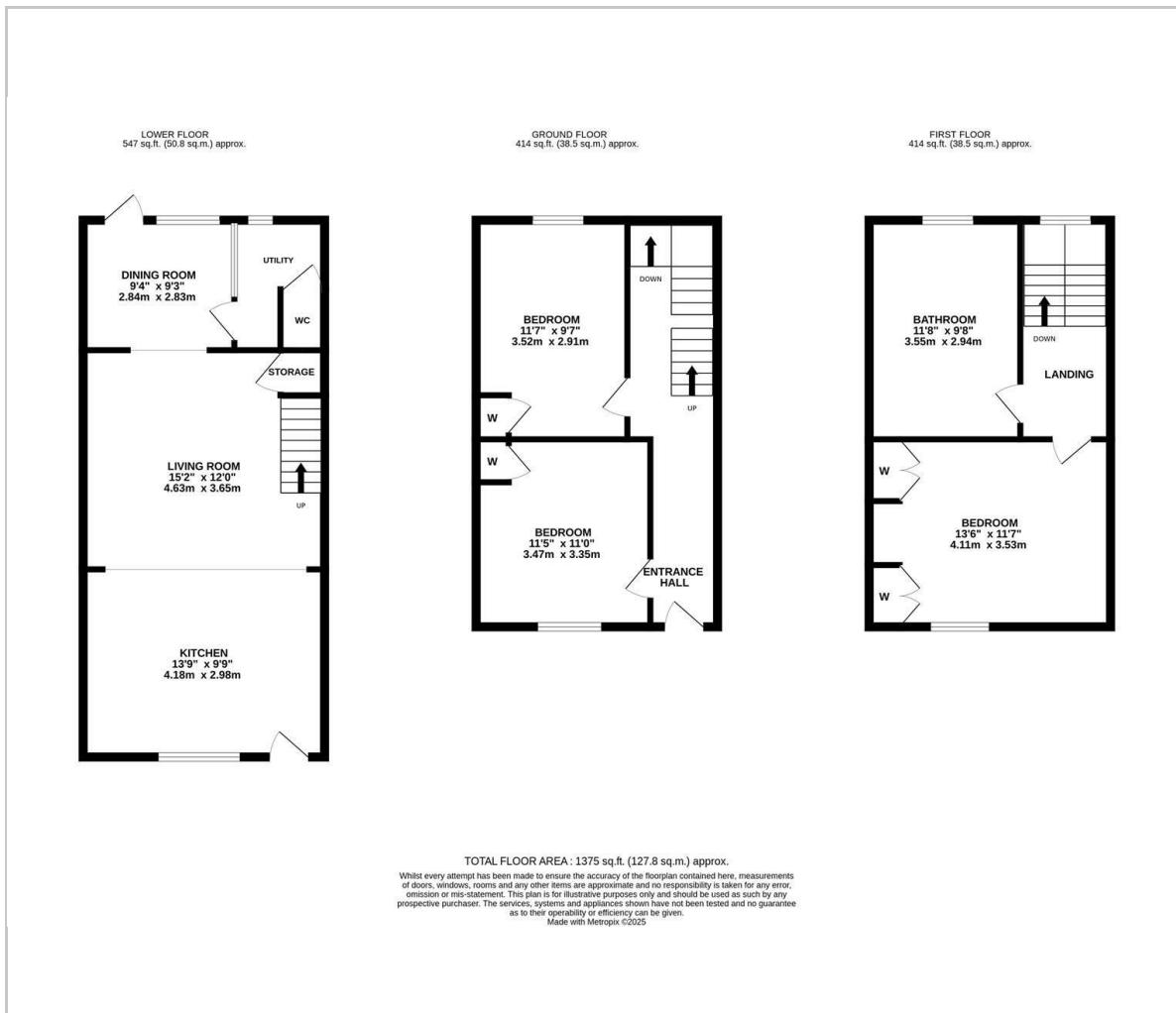
The property: an attractive three storey terraced house with a generous rear garden located in a much loved pocket of St. Leonards-On-Sea, within walking distance to the beach. The accommodation is beautifully presented throughout and enjoys a wealth of character features including sash windows and original floorboards. The ground floor comprises of two well-proportioned double bedrooms and the upper floor houses the principal bedroom together with a luxury family bathroom where there is a freestanding roll-top bath and a separate shower enclosure. All three bedrooms benefit from built-in storage. The lower floor provides an open plan living space which is fitted with a stylish shaker-style kitchen, this flows through to a charming living area with a feature fireplace while the dining room is positioned at the rear of the property with an adjoining utility room/cloakroom and access out to the Southerly facing, level rear garden which provides the perfect space to dine al-fresco. One of only a handful flint stone houses in St. Leonards this fantastic property would make an idyllic home by the sea.

The location: centrally located within St. Leonards with a collection of independent shops, cafes, restaurants, galleries and antique stores on your doorstep. The beach and Warrior Square mainline railway station are within easy walking distance, offering connections to London stations.

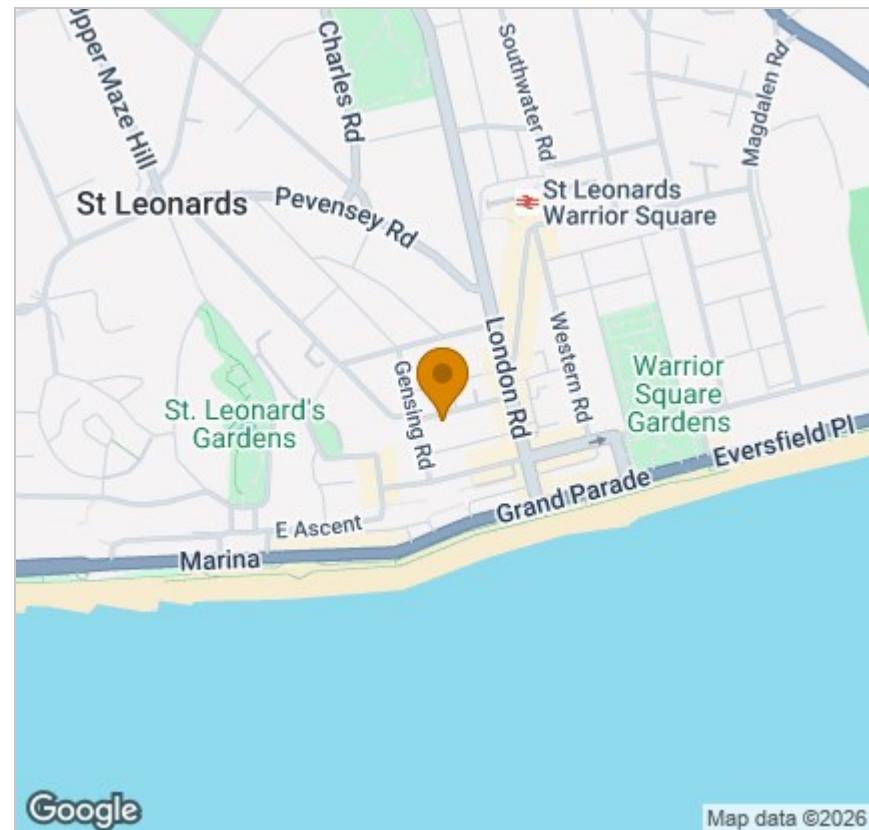




## Floor Plan



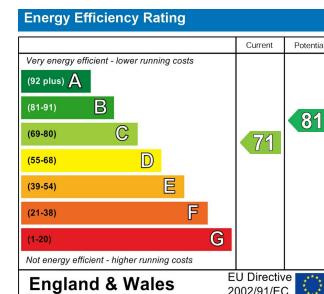
## Area Map



## 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.

## Energy Efficiency Graph



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