

# JOHN BRAY & SONS

12A Mercatoria

, St. Leonards-On-Sea, TN38 0EB

**Offers In Excess Of £465,000**





## 12A Mercatoria

, St. Leonards-On-Sea, TN38 0EB

The property: an attractive three/four bedroom, three storey cottage with a courtyard garden and sea views situated in the heart of St. Leonards-On-Sea. This characterful home comprises a bright living room on the ground floor enjoying a front aspect and a second reception room to the rear which is currently being used as a dining room. The fitted kitchen is separate offering ample storage and worktop space along with access to the garden, there is also a downstairs cloakroom on this floor. On the first floor there are two well proportioned bedrooms, a family bathroom with a freestanding bath and separate shower cubicle. The landing gives access to the private balcony with space for a small table and chairs perfect for dining al-fresco and enjoying the sea views. On the upper floor there is one bedroom and a versatile open space which features a vaulted ceiling and a bright dual aspect making this ideal for a home office or occasional bedroom if needed.

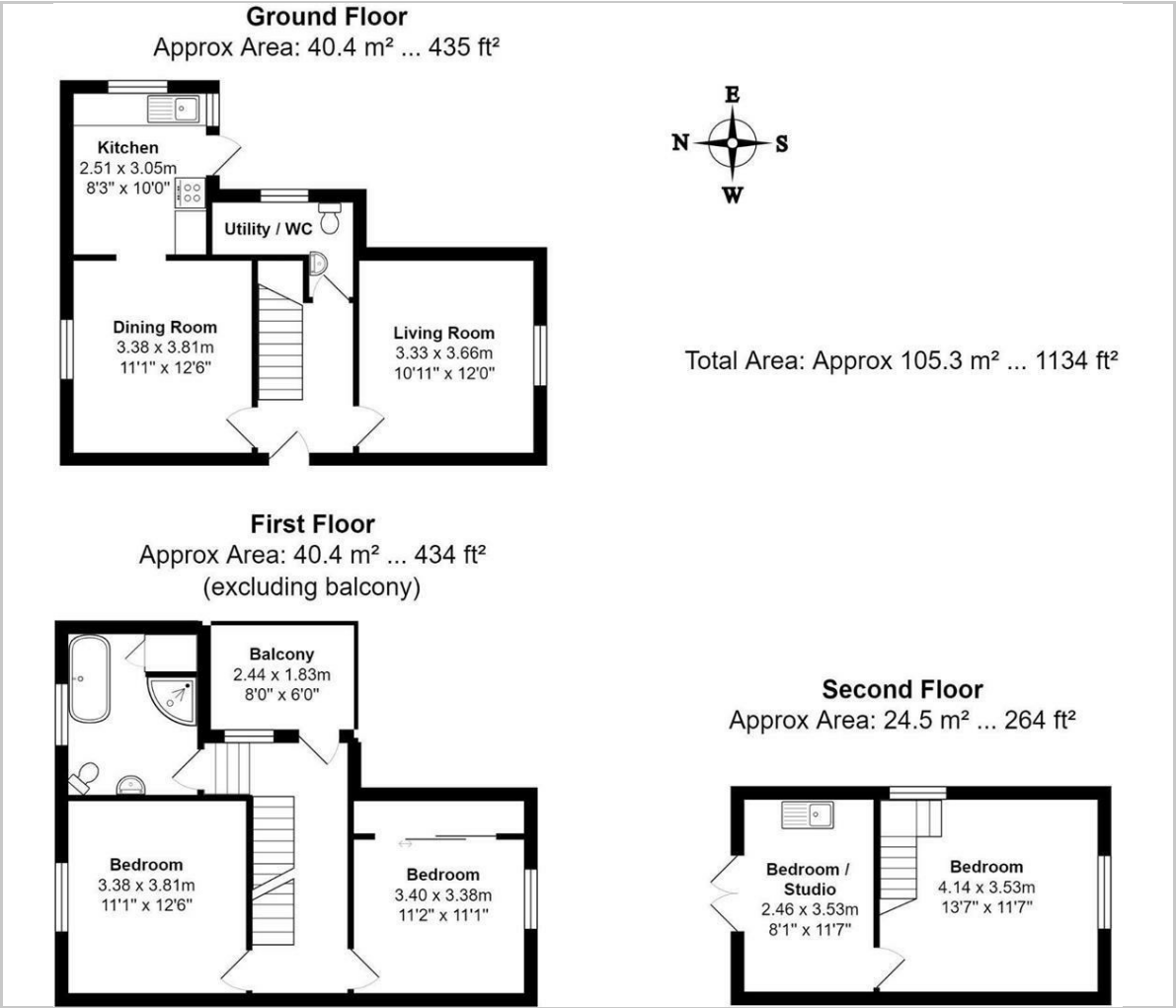
The location: positioned in an unrivalled location within immediate reach of St. Leonards Gardens, the seafront and local independent shops on Norman Road and Kings Road. St. Leonards mainline railway station is also within easy walking distance.







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.

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Area Map



Energy Efficiency Graph

