



6, Mercatoria St Leonards on Sea, East Sussex, TN38 0EB

Offers In Excess Of £400,000

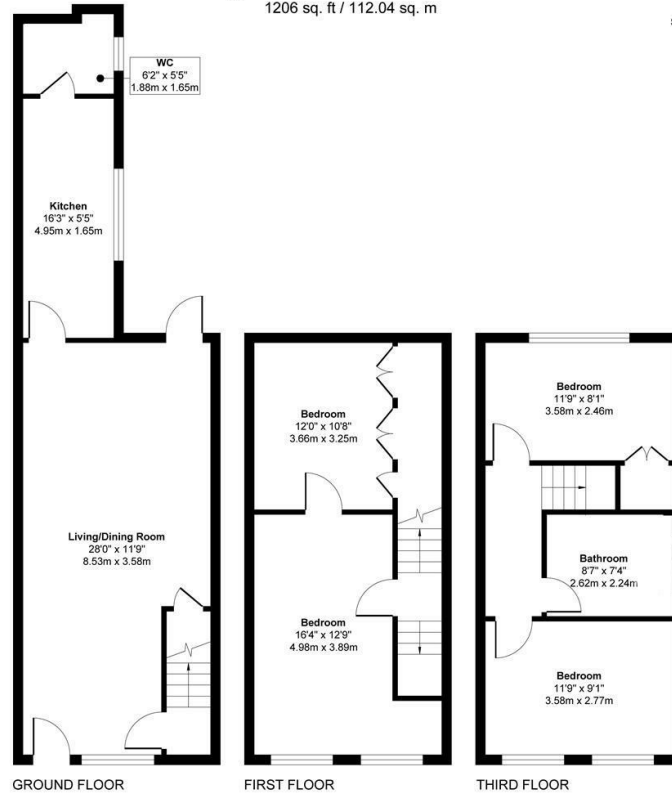


The property: A beautifully presented three-bedroom period cottage arranged over three floors, enjoying sea views, a private courtyard garden, and an enviable setting within the historic Burton St. Leonards quarter of St. Leonards-on-Sea.

Rich in character and natural light, this charming home offers a thoughtful blend of period appeal and versatile contemporary living. The ground floor features an inviting reception room with a pleasant front aspect, while to the rear a well-appointed fitted kitchen provides generous storage, ample preparation space, and direct access to the courtyard garden. A convenient cloakroom completes this level. The first floor accommodates two well-proportioned bedrooms, each enjoying an abundance of natural light. Occupying the upper floor there are two further bedrooms offering flexibility to suit a variety of lifestyles.

## Mercatoria

Approximate Gross Internal Floor Area  
1206 sq. ft / 112.04 sq. m



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