



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

Offers In Excess Of £400,000

 3

 2

 1

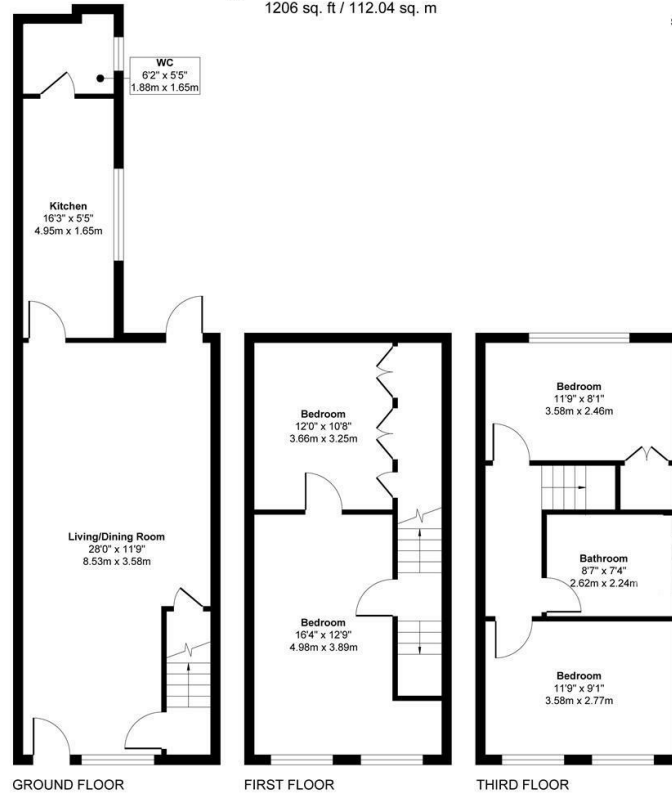
 D

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.