



NANCY BRODRICK-LECAUDEY

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exp UK

Mercatoria, St. Leonards-on-sea, TN38 0EB

Guide Price £540,000

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Entering the delicious lemon facade of the house you enter into the entrance hallway, with its stripped back oak flooring and access to your right to a front and back reception room. Both reception rooms retain beautiful open fire surrounds, and new double glazed sash windows with wooden shutters to the front. The back reception room has double doors which open onto the back courtyard. At the back of this ground floor, also with access onto the courtyard is the kitchen with a bathroom, with WC and to the rear. The entire property has recently been refurbished retaining beautiful period features, stripped back wooden flooring, panelled cupboards etc - but there is still scope left to adjust the living space.

Rising to the first floor there is a first bedroom with ensuite and beautiful fireplace surround -this bedroom could easily be adjusted to be the central large bathroom. There are two further bedrooms on this floor with views to the front of the property.

On the third floor there is a final bedroom with ensuite shower/ WC.

OUTSIDE SPACE

The rear of the property has a brick bordered private courtyard garden, the perfect low maintenance outside space with space to keep bikes, store tools and enjoy the sunshine in your own little seaside haven.

LOCATION

Set at the crest of Mercatoria at the top of the renowned Norman's Road, you have views from the top of the house towards the channel. St Leonard's is a thriving, artistic hub a juxtaposition of cafe's, restaurants and art galleries as well as being a very family friendly "village" feel town.

St Leonards mainline station is a short 5-7 minute walk from Mercatoria and has direct trains to London and Ashford International.





Approx. Gross Internal Floor Area 1148 sq. ft / 106.80 sq. m
 Illustration for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property

- Chain Free
- Recently Renovated
- Heart of St Leonards on Sea
- 4 Bedrooms
- 3 Bathrooms
- Private Rear Courtyard
- Period Features
- Accommodation spanning three floors



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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