



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

**£425,000 Flying Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

1 Mercatoria is a versatile property, with a host of different uses for many types of buyers.

This freehold property offers a commercial element with a ground shop front, coupled with a large three bedroom masionette above with separate entrance.

The shop front was a former tailors, with was successfully run for many years, it is set in a popular area of St.Leonards, with over-flowing footfall from the various shops in the adjacent Norman Road. It has a large basement for shop storage or potential for an extra room. There is also a courtyard garden, which is accessed via the rear of the shop.

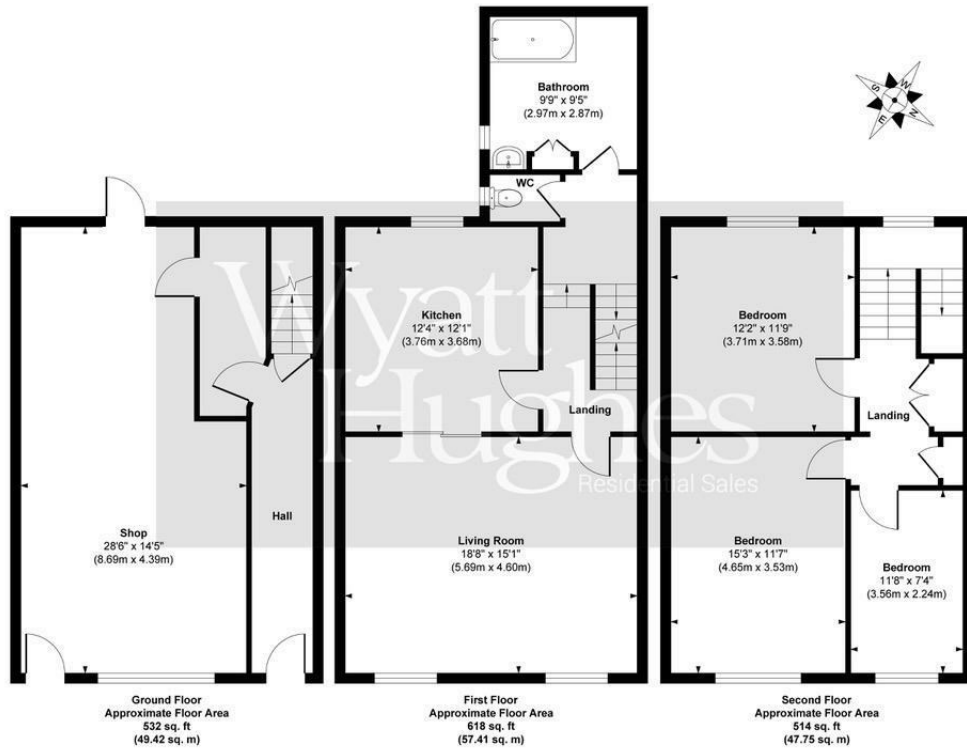
Upstairs is a well proportioned three bedroom masionette. On the first floor, it offers a large open-planned living/kitchen space and bathroom with separate W/C. Heading up to the second floor is the three bedrooms, two of which are large doubles and a single room, which is perfect for a home office/guest room. From the rear of the property there are views over St.Leonards and the sea.

This home is in need of updating throughout, but will be an ideal project for a new buyer looking to put their stamp on things.

For more information and to book your showing contact local agents Wyatt Hughes today.

- EPC E
- Commercial Unit
- Chain Free
- Popular Location
- Courtyard Garden
- Three Bedroom Masionette
- Freehold
- Perfect Renovation Project
- Close To Beach
- Large Basement

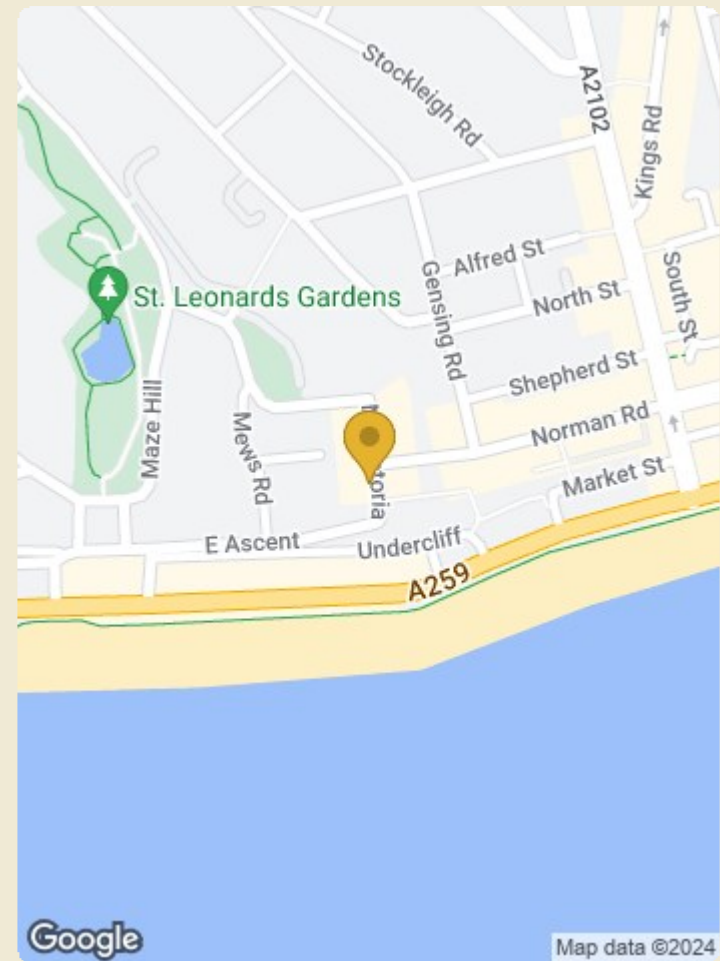




**Approx. Gross Internal Floor Area 1664 sq. ft / 154.58 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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