



**Wyatt  
Hughes**  
Residential Sales

**Pevensey Road  
St. Leonards-On-Sea, TN38 0LE**

**£475,000 Leasehold**

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# Pevensey Road, St. Leonards-On-Sea, TN38 0LE

Welcome to this unique five bedroom, spilt-level home in central St.Leonards.

Looking for that something special? This fabulous home has a wealth of period features, from the large rooms throughout, to the ornate fireplaces and high panelled ceilings. Each room has been crafted to create a warm and inviting space. Whilst this home has been designed by the current owner, there is still room for continued renovation which will allow a new buyer to put their own stamp on the home.

Looking for space? sitting at 1888Sq.ft this home sits over two floors with five bedrooms, three of which are large doubles and the other two would make excellent office/guest rooms. The stunning spiral staircase flowing through the home, making it stand out as a real feature. The large living room, opens into the newly fitted luxury-kitchen, making entertaining or socializing with friends easy. The large bay window opens the space up with natural light pouring through during the day, or make it cosy during the evenings with low-lighting and fitted log burner.

Heading upstairs you can peer over stairs from the landing and look down the spiraling staircase, giving you that sense of space and grandeur. A further three bedrooms and modern fitted bathroom on this level, allow for sea views from your elevated position.

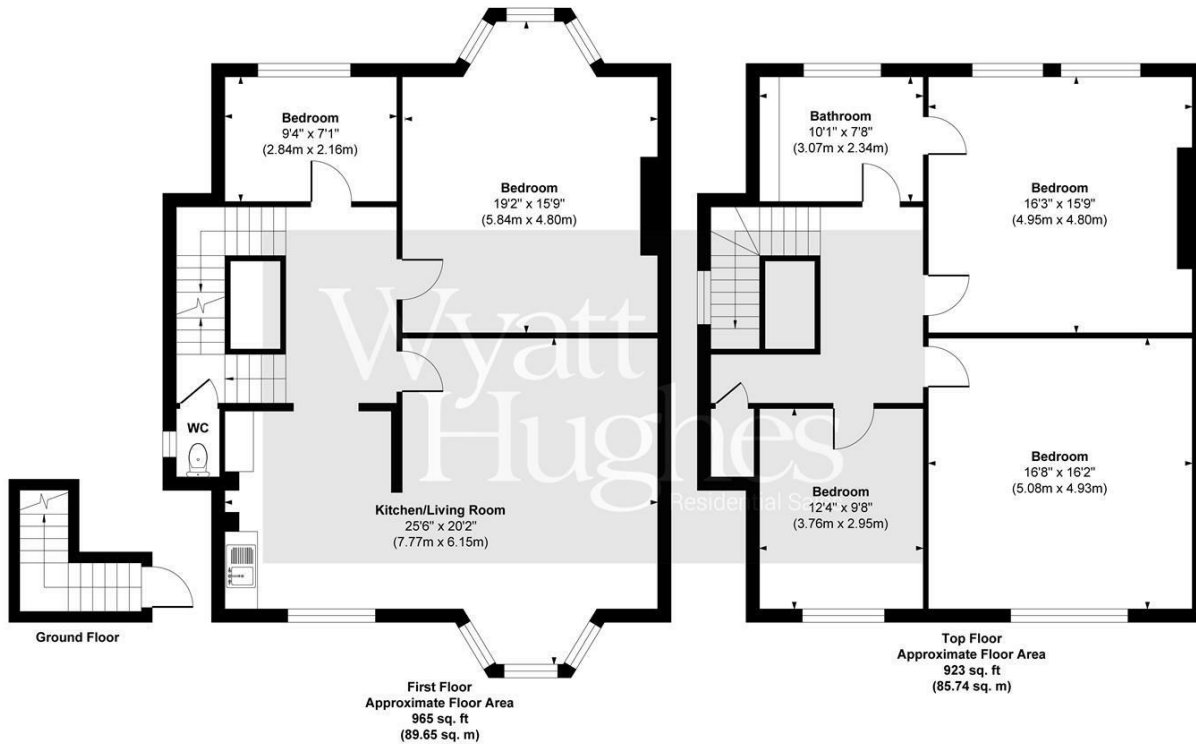
Beyond the home;

A short walk away is St.Leonards Warrior Square Train Station, which makes commuting into London and beyond convenient with regular services. Keen to be close to shops? A short distance away is the vibrant stores, independent coffee houses and restaurants of Kings and London Road.

Keen to explore this extraordinary home and all the benefits it has to offer? Call local agent Wyatt Hughes today.

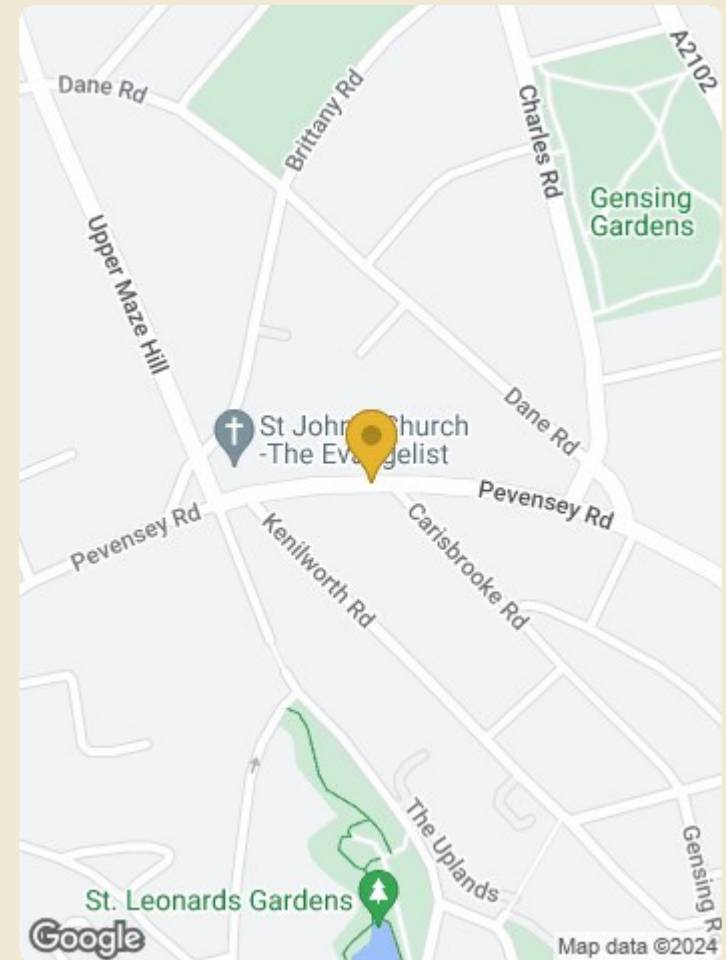
- 125 yr lease from 2018
- £1500 / year service charge
- Five Bedrooms
- Tax band C
- Stylish Throughout
- £175 / year ground rent
- Leasehold
- EPC E
- Period Features Throughout
- Central St.Leonards Position





**Approx. Gross Internal Floor Area 1888 sq. ft / 175.39 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	
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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>	<b>England &amp; Wales</b>
		<b>46</b>	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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