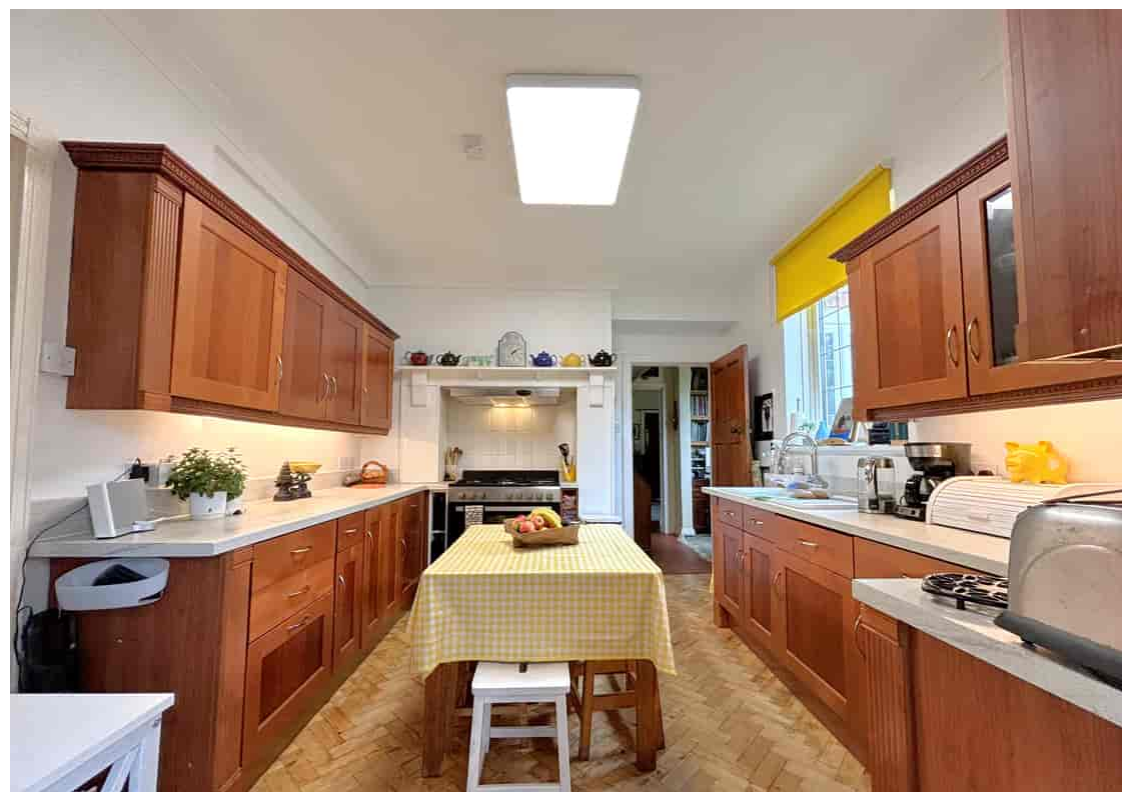





Property Cafe
BUYER INCENTIVE



11 The Green, St Leonards-on-Sea, East Sussex, TN38 0SU
(BUYER INCENTIVE AVAILABLE) Stunning Detached Family Home £975,000 - Freehold





Property Cafe are delighted to present to the market this unique five bedroom detached family home built circa 1925, boasting character throughout situated in a very sought after St Leonards position. Accommodation and benefits include: Leading from the initial porch is an impressive entrance hall greeted by an imposing staircase and stain-glass window; Dual aspect lounge with double doors overlooking the rear garden, feature bay window and fireplace; Grand Dining Room, vast in size also offering excellent features including fireplace, serving hatch and separate cutlery room; Fitted kitchen offering ample cupboard & worktop space, central island, larder cupboard, laundry room and Victorian pantry; Additional family room which is a later addition to the house offering a very bright airy room perfect as an additional entertaining space located just off the kitchen or ideal second lounge for those multi-generational families; Study space tucked away off the main hall and ground floor WC. The 1st floor comprises of; Four substantial double bedrooms, the master being dual aspect and offering pleasant views; Two fully equipped bathrooms, both benefitting from bath & overhead showers, wash basin & WC; Separate WC and ample storage space; Finally there is a staircase up into another area of landing and fifth double bedroom located on the second floor within the eaves offering additional storage space in the form of easy access loft areas. Externally this truly exceptional house offers a gated entrance leading to a driveway with parking for multiple vehicles; detached single garage; Manicured front & rear gardens both extremely private and well maintained. We recommend you view this property at your earliest convenience.

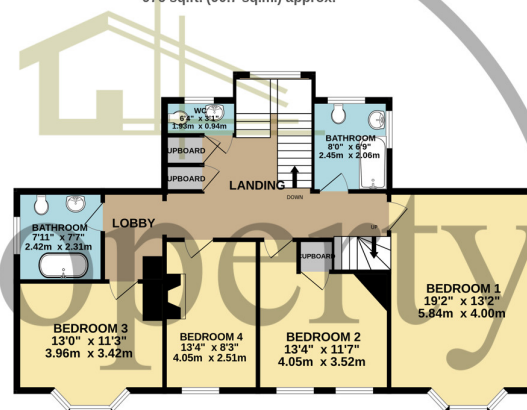
Situated in a very sought after and convenient location of St Leonards, close to local shops, supermarkets and excellent public transport facilities including regular bus routes and St Leonards Warrior Square mainline train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers excellent bars, restaurants, tennis club and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.



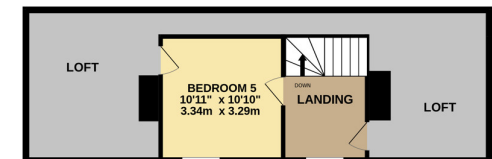
GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR
976 sq.ft. (90.7 sq.m.) approx.



2ND FLOOR
528 sq.ft. (49.0 sq.m.) approx.




TOTAL FLOOR AREA : 2721 sq.ft. (252.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedrooms: 5
Receptions: 4
Council Tax: Band F
Council Tax: Rate 3686.72
Parking Types: Driveway.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (55)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing, we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Stunning Detached Family Home
 - Dual Aspect Lounge Overlooking Rear Garden
 - Grand Dining Room Boasting Original Features
 - Fitted Kitchen With Additional Larder & Laundry Room
 - Spacious additional Family Room
 - Separate Study Area
 - Five Well Proportioned Double Bedrooms
 - Two 1st Floor Fully Equipped Bathrooms
 - Impressive Entrance Hall & Landing
- Ground Floor WC
 - Very Accessible Loft Areas
 - Private & Manicured Gardens
 - Gated Driveway & Parking For Several Cars
 - Single Detached Garage
 - Excellent Condition Throughout
 - Sought After St Leonards Location
 - Viewing Highly Recommended