

# Abbott & Abbott

*Estate Agents, Valuers and Lettings*



278 Battle Road, St. Leonards-On-Sea, TN377BA

**£425,000**



This large detached four-bedroom home set within its own generous grounds offers a rare opportunity for buyers seeking either a perfect family home or a truly flexible living space.

At its heart is a professionally designed two-room recording studio, complete with full soundproofing, airport-grade windows and air conditioning (full specification available on request). Ideal for musicians, producers, podcasters, or anyone wanting a high-quality creative space at home.

If a family home is your priority, the studio areas can easily be reconfigured into additional living accommodation — such as a playroom, home cinema, gym, or music room for you and your children to enjoy.

