Abbott & Abbott

Estate Agents, Valuers and Lettings

11 Quebec Mansions Filsham Road, St. Leonards-On-Sea,

£499,950

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11 Quebec Mansions Filsham Road

St. Leonards-On-Sea, TN38 0PG

- EXCEPTIONAL FOUR BEDROOM PENTHOUSE
- PANORAMIC SEA VIEWS
- PRIVATE ENTRANCE
- PRIVATE GARAGE
- CLOSE TO SEAFRONT
- TWO PRIVATE BALCONIES
- SHARE OF FREEHOLD
- FULLY RESTORED TO A HIGH STANDARD
- EXCELLENT WEST ST LEONARDS LOCATION
- EPC B RATING

Abbott & Abbott are delighted to offer to the market this truly exceptional four-bedroom, three reception room penthouse apartment, occupying the entire top floor of an impressive former Victorian mansion and enjoying panoramic views, two balconies, ample parking and a garage.

Situated in West St Leonards, just off the green and within easy walking distance of the seafront, transport links and mainline railway station, the property is ideally positioned to enjoy everything this popular coastal location has to offer.

Spanning the entire top floor, this magnificent apartment provides an incredible sense of space, privacy and grandeur, with generous and versatile accommodation throughout. The property is bursting with original Victorian features, character and charm, offering a level of individuality and period appeal rarely found in modern apartments. Having undergone a complete restoration in 2020/2021, the property has been finished to an exceptionally high standard, thoughtfully combining its impressive period heritage with modern comfort and quality. The result is a home with real presence, character and style.

The accommodation includes four bedrooms and three reception rooms, offering exceptional flexibility for family living, entertaining, working from home or simply enjoying the generous proportions. The two balconies are a particular highlight, providing wonderful outdoor space from which to enjoy the far-reaching panoramic sea views.

The property also benefits from ample parking and a private garage, providing excellent convenience and adding considerable appeal to an already impressive home.

Opportunities to acquire a property combining this scale, period character, quality, views and outdoor space are extremely rare. With its magnificent proportions, wealth of original features and superb restoration, this is a unique and exciting opportunity to acquire a truly outstanding penthouse. Early viewing is highly recommended.

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Porch	
Hallway	
Kitchen/ Breakfast Room	16'4 x 12'5 (4.98m x 3.78m)
Living Room	17'1 x 16'5 (5.21m x 5.00m)
Dining Room	16'1 x 12'10 (4.90m x 3.91m)
Office	16'1 x 13'5 (4.90m x 4.09m)
Conservatory	
Bedroom 1	17'1 x 11'8 (5.21m x 3.56m)
Bedroom 2	16'9 x 13'11 (5.11m x 4.24m)
Bedroom 3	16'0 x 12'6 (4.88m x 3.81m)
Bedroom 4	15'4 max x 11'11 (4.67m max x 3.63m)
Utility Room	
Shower room	

Bathroom

Two south facing balconies

Outgoings

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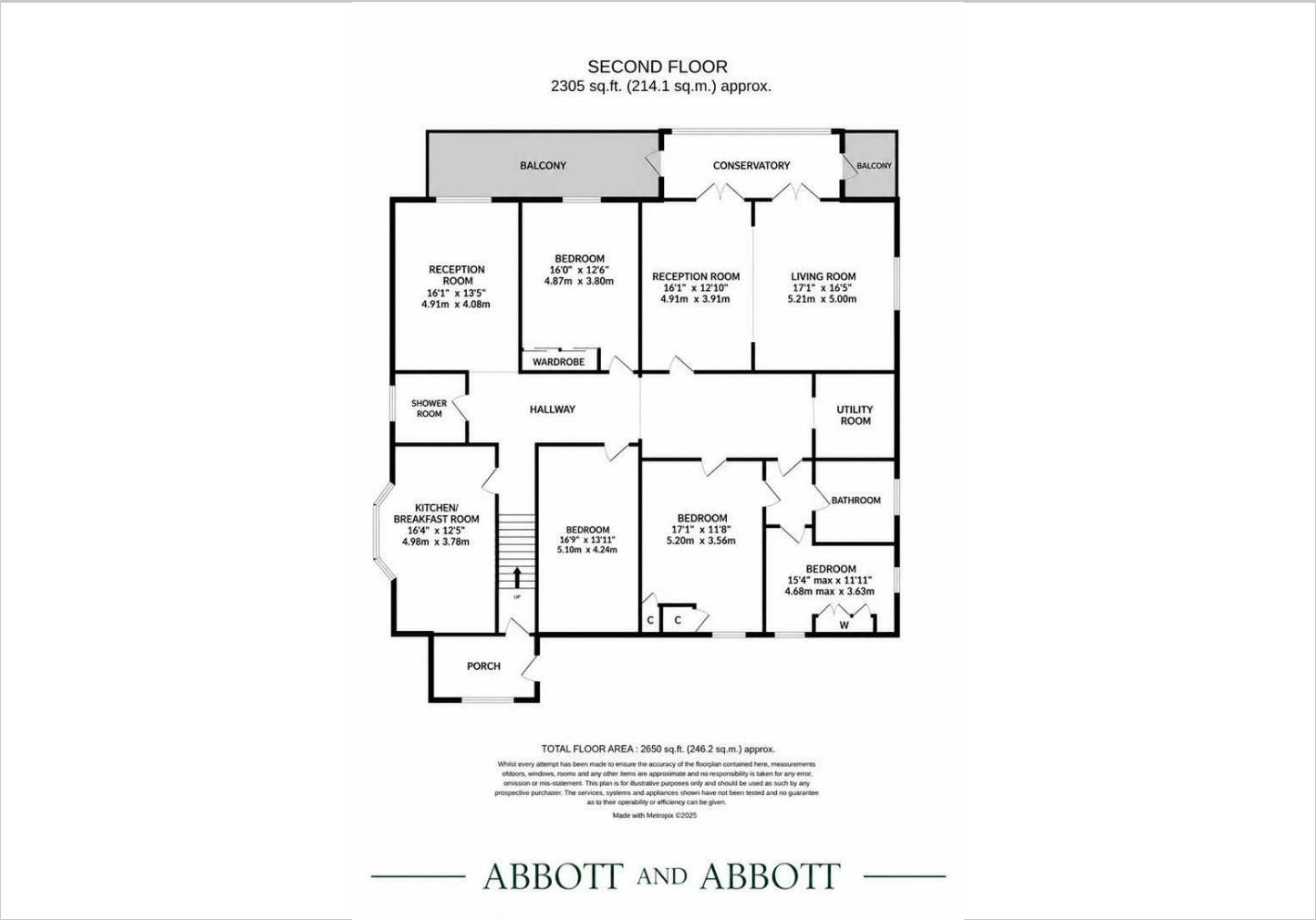
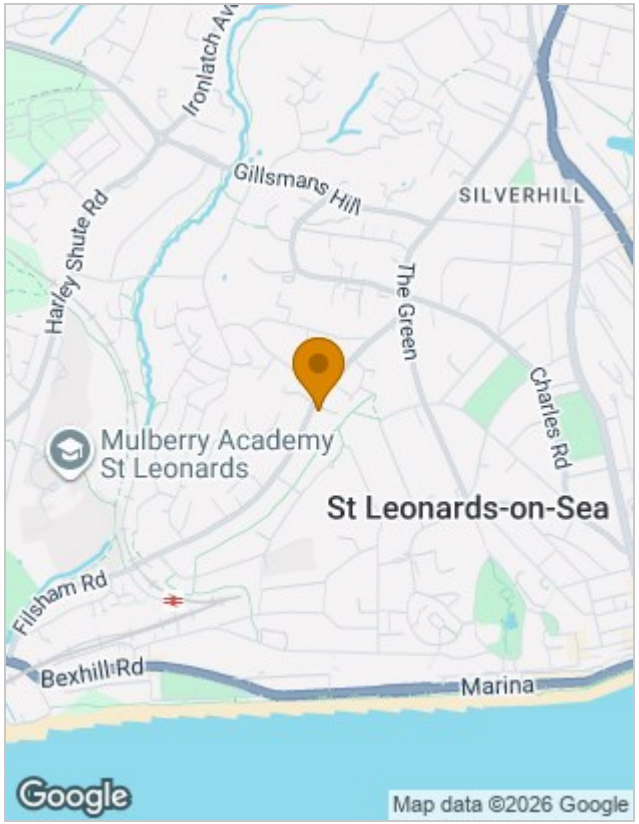
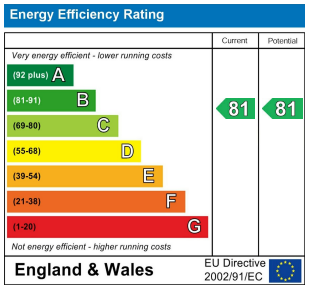
Floor Plans

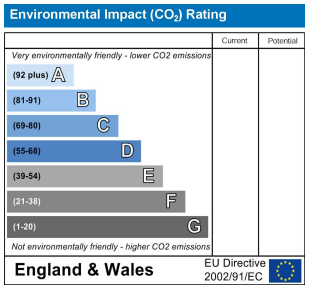


Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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