

OAKFIELD

St. Margarets Road, St. Leonards, TN37 6EH

Asking Price £500,000

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An exciting opportunity to acquire a chain free detached house occupying a prime position just moments from St Leonards seafront. Offering an unusually versatile layout, generous proportions and a number of additional spaces, this substantial home is ideal for families, creatives, those working from home or buyers looking for potential home-and-income opportunities.

Arranged over three floors, the main house provides a particularly spacious layout with a triple-aspect reception room, separate dining room, kitchen, ground-floor study/bedroom and WC, while the first floor offers four further bedrooms, including a principal bedroom with en-suite, together with a well-appointed family bathroom.

The lower level provides one of the property's standout features — an impressive 33ft studio space with its own external access. Previously suited to artistic and yoga use, this extensive area offers considerable flexibility and could lend itself to a studio, gym, workshop, office or creative space, subject to any required consents.

Outside, there is a surprisingly good amount of usable space, with a low-maintenance garden incorporating lawn, patio areas and a raised veranda. The former attached garage has also been partly converted to create an additional room with shower room and kitchen facilities, providing scope for independent accommodation, a home office or letting space. Alternatively, the garage could be returned to its original use.

























Living Room
22'8" x 13'0" (6.91m x 3.96m)

Kitchen
10'11" x 9'5" (3.33m x 2.87m)

Dining Room
9'5" x 9'5" (2.87m x 2.87m)

Study
10'4" x 7'7" (3.15m x 2.31m)

Bedroom One
14'8" x 11'3" (4.47m x 3.43m)

Bedroom Two
13'0" x 11'1" (3.96m x 3.38m)

Bedroom Three
10'9" x 7'8" (3.28m x 2.34m)

Bedroom Four
9'1" x 7'9" (2.77m x 2.36m)

Bathroom
11'3" x 8'10" (3.43m x 2.69m)

Ensuite
7'11" x 7'8" (2.41m x 2.34m)

Studio
33'11" x 11'1" (10.34m x 3.38m)

Garage/Studio
18'2" x 9'0" (5.54m x 2.74m)

Shower Room

WC

Balcony

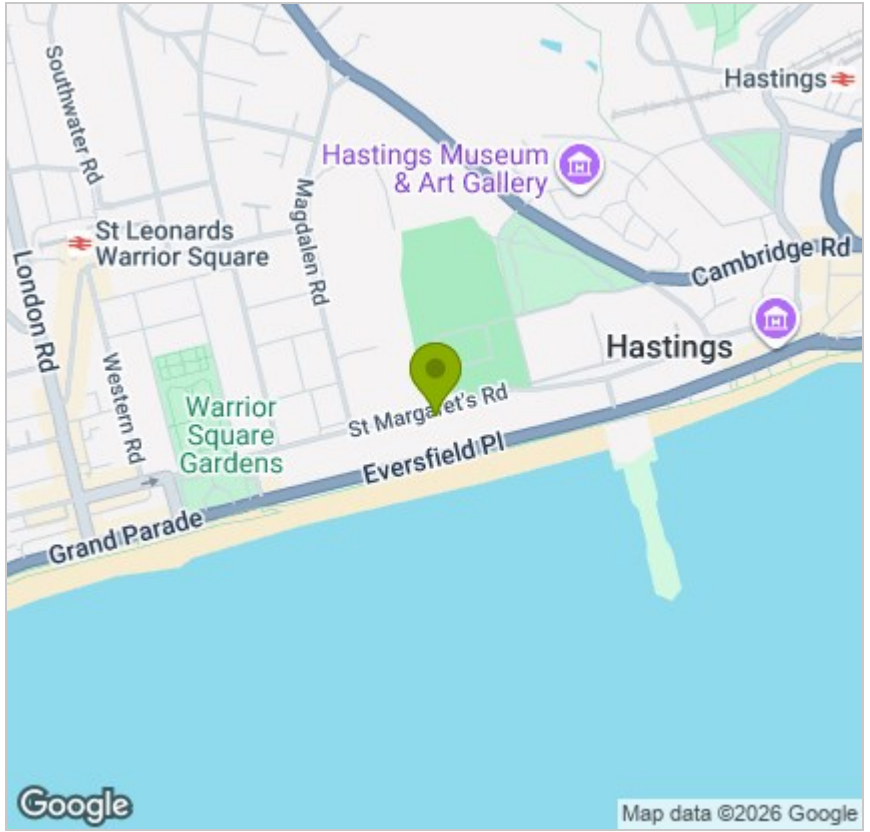
Council Tax Band D - £2,676.58 Per Annum

Floor Plan

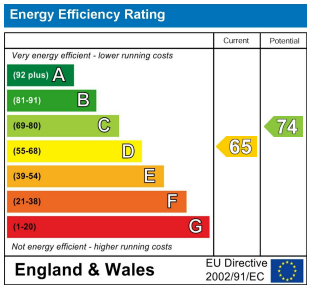


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

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