



OAKFIELD



Pevensey Road, St. Leonards, TN38 0JY

Price Guide £375,000



## Pevensey Road, St. Leonards, TN38 0JY

Impressive 3-Bedroom Maisonette with Period Charm and Grand Proportions

Occupying the upper two floors of an elegant building, this impressive three-bedroom maisonette perfectly blends spacious living with classic character. Accessed via your own private entrance and a set of steps at the side of the property, you're welcomed into a generous hallway that immediately sets the tone for the space and grandeur found throughout.

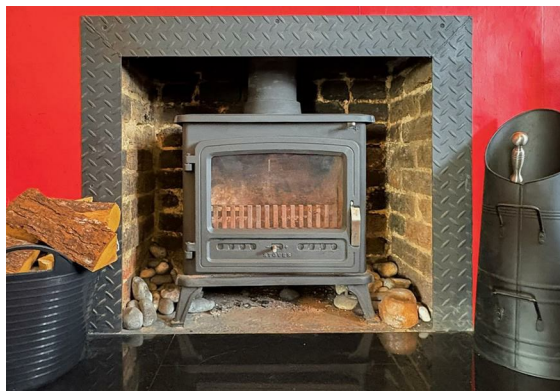
The property retains a wealth of original features, including a beautiful sweeping staircase with its original handrail. The lounge is a particularly impressive space, featuring original cornicing, high ceilings, and a dual-fuel log burner that creates a warm and inviting atmosphere. The large bay window floods the room with natural light and offers lovely views of St Leonards Church.

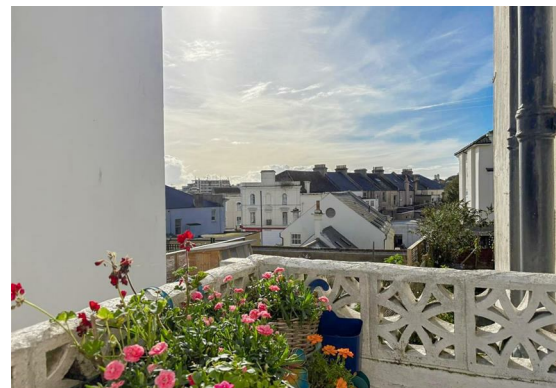
The adjacent dining room provides another bright and elegant space, ideal for entertaining or family gatherings.

The kitchen is fitted with wall and base units and has space for a fridge freezer, fitted electric oven and gas hob. A convenient WC is also located on this level.

The top floor accommodation comprises two large double bedrooms and a third small double bedroom, offering flexibility for families, guests, or a home office. The family bathroom is of an impressive size, fitted with a WC, hand basin, and a bath with shower over.

Located in the popular St Leonards area, the property is within walking distance of the beach and seafront, as well as the vibrant mix of bohemian bars, restaurants, and independent shops for which the area is renowned. It also enjoys a desirable outlook towards St Leonards Church and is ideally positioned within easy reach of Warrior Square train station.





### Dining Room

19'3" x 12'9" (5.87m x 3.89m)

### Living Room

21'8" x 16'0" (6.60m x 4.88m )

### Kitchen

9'5" x 8'7" (2.87m x 2.62m)

### WC

5'5" x 4'0" (1.65m x 1.22m)

### Bedroom One

18'7" x 12'10" (5.66m x 3.91m)

### Bedroom Two

16'5" x 12'9" (5.00m x 3.89m )

### Bedroom Three

10'7" x 9'1" (3.23m x 2.77m)

### Bathroom

12'6" x 10'4" (3.81m x 3.15m)

**Council Tax Band A - £1,784.39 Per Annum**

### Leasehold Information

The seller advises that the property is offered as leasehold and has approximately 60 years remaining on the lease. There is the option to extend the lease with the freeholder. Please enquire for further information. The service charge is £600 per annum. The ground rent is £50 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Floor Plan



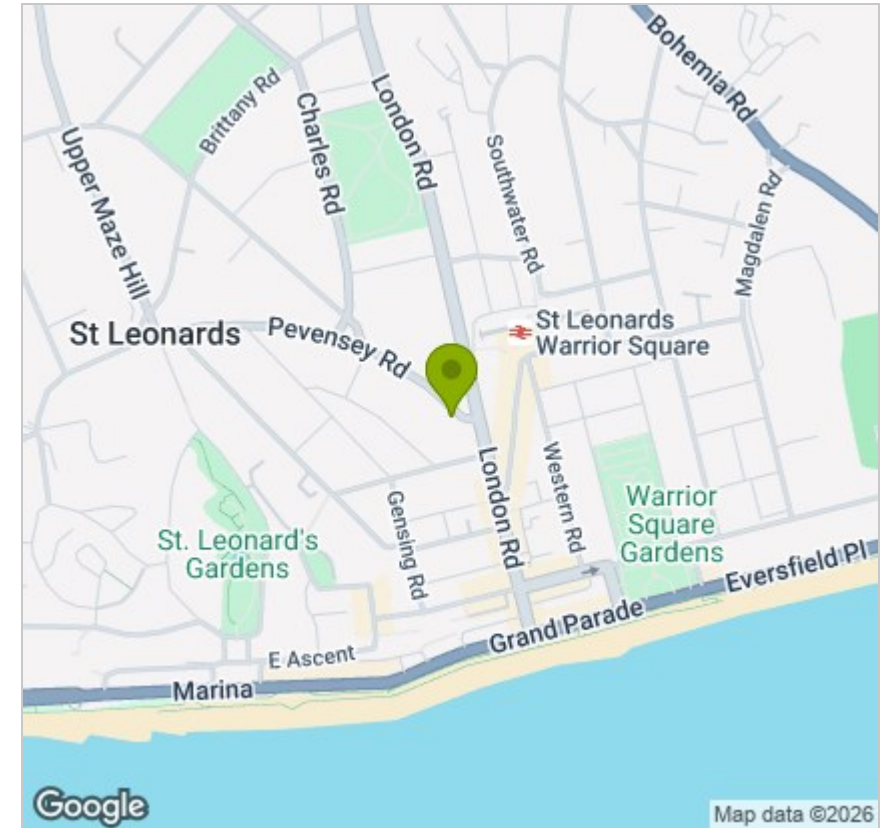
## Viewing

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

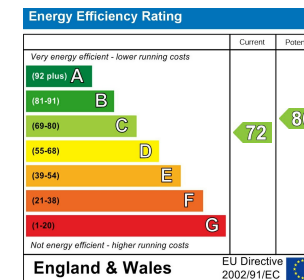
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## Area Map



## Energy Efficiency Graph



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