



OAKFIELD



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

Asking Price £530,000



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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

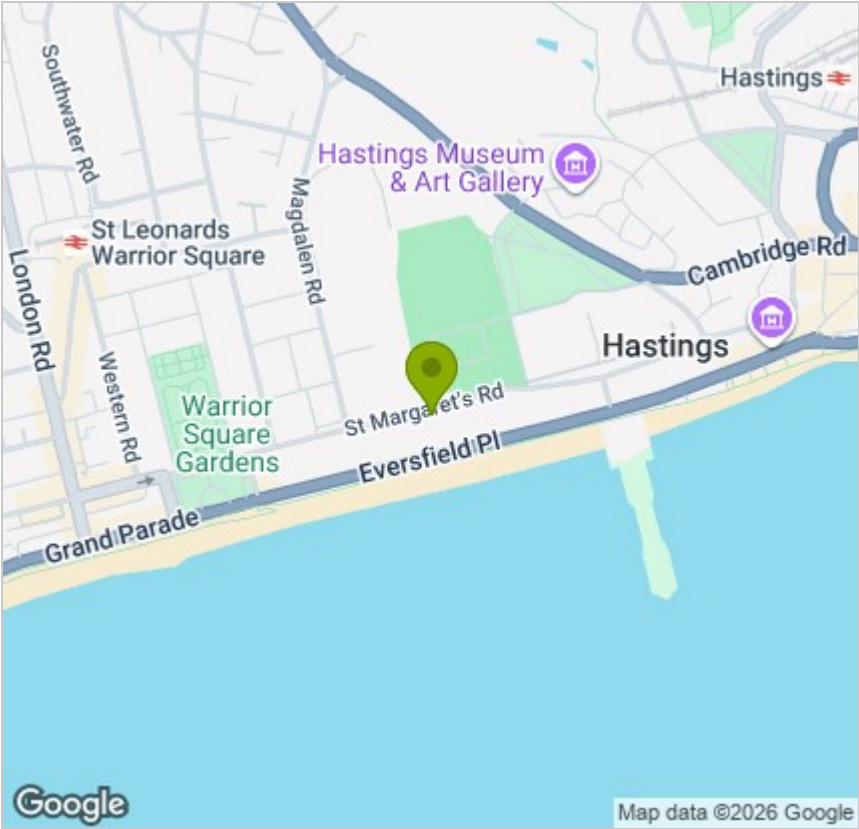


Viewing

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

