



Moloney
COUNTRY PROPERTY



48 TOWER ROAD WEST ST. LEONARDS ON SEA



46 TOWER ROAD WEST, ST. LEONARDS ON SEA, EAST SUSSEX. TN38 0RG

A SUBSTANTIAL UNLISTED PERIOD HOUSE BELIEVED TO DATE BACK TO 1865, LOCATED IN A SOUGHT AFTER LOCATION IN ST LEONARDS, CLOSE TO LOCAL AMENITIES. THE SPACIOUS AND VERSATILE ACCOMMODATION, ARRANGED OVER 4 FLOORS RETAINS MANY CHARACTER FEATURES INCLUDING ORIGINAL JOINERY, HIGH CEILINGS, CORNICING AND BEAUTIFUL SPLIT LEVEL STAIRCASE. THE ACCOMMODATION COMPRISES 2 RECEPTION ROOMS, A STYLISH KITCHEN/BREAKFAST ROOM WITH LARGE WALK IN LARDER AND CONSERVATORY ALONG WITH A CELLAR PROVIDING EXCELLENT STORAGE AND UTILITY/LAUNDRY ROOM. TO THE FIRST FLOOR THERE IS A SPACIOUS LANDING, 4 BEDROOMS INCLUDING ONE EN-SUITE, A SHOWER ROOM AND SEPARATE WC WITH A FURTHER 3 BEDROOMS AND ATTIC ROOM ON THE SECOND FLOOR. THE REAR GARDEN IS OF GOOD SIZE WITH A RAISED DECKED TERRACE ENJOYING VIEWS ACROSS ST LEONARDS, ALONG WITH AN AREA OF LAWN, COVERED TERRACE A PAVED PATIO AND BARBECUE AREA. A DRIVEWAY TO THE FRONT PROVIDES PARKING FOR ONE CAR AND GIVES ACCESS TO THE INTEGRAL GARAGE.



ACCOMMODATION LIST: ENTRANCE VESTIBULE, SPLIT LEVEL ENTRANCE HALL, SITTING ROOM, RECEPTION TWO/DINING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, CELLAR STORAGE/UTILITY/LAUNDRY ROOM. FOUR FIRST FLOOR BEDROOMS, ONE EN-SUITE, SHOWER ROOM & SEPARATE WC. 3 SECOND FLOOR BEDROOMS & ATTIC ROOM. DRIVEWAY WITH PARKING FOR ONE CAR, BICYCLE STORE, GOOD SIZE REAR GARDEN WITH ELEVATED DECKED TERRACE, COVERED TERRACE & BARBECUE AREA. OUTSIDE WC. EXTERNAL STORAGE. GFCH.

Block paved driveway to front door with canopied porch over to:

ENTRANCE VESTIBULE: Ornate cornicing, cloaks hooks, shoe storage. Original tiled floor. Original windows with pattern glass, partially glazed leaded light door opening to:

SPLIT LEVEL ENTRANCE HALL: Spacious area with staircase to first floor. Door with stairs down to:

CELLAR: Divided into 3 sections with ample storage space and laundry area with plumbing for washing machine, space for tumble dryer and further appliances.

SITTING ROOM: 5.74m into bay x 3.56m (18' 10 x 11' 9) Double glazed bay window to the front with shutters Feature marble fireplace inset with gas fire. Bespoke range of display cupboards and shelves. Ceiling cornicing.

Steps down to lower hallway.

RECEPTION TWO/DINING ROOM: 5.41m max. x 3.89m (17' 9 max. x 12' 9) Cornicing, ceiling rose, picture rail. Double glazed windows & matching door to:

PRICE GUIDE £ 850,000



CONSERVATORY: Double glazed windows with blinds to all three sides & matching double glazed doors leading out to the rear garden. Door to:

KITCHEN/BREAKFAST ROOM: 5.84m max. x 5.31m (19' 2 x 17' 5) double glazed window to rear, looking through the conservatory. Fitted with a contemporary range of wall and base units and drawers with resin worktop with matching up-stands over, inset with stainless steel sink unit with mixer tap and instant hot water tap. Five ring gas hob, double oven and grill with integrated microwave over. Space for upright fridge/freezer. Integrated dishwasher, inset ceiling lights. Doors to walk in larder cupboard and integral garage. Door back to the hall.

Stairs to:

FIRST FLOOR LANDING: Linen cupboard. Stairs to second floor.

BEDROOM: 3.71m x 3.68m (12' 3 x 12' 1) Double glazed window to the rear. Wash hand basin.

BEDROOM: 4.70m x 4.19m (15' 5 x 13' 9) Double glazed window to the rear. Fitted cupboards housing hot water tank and boiler. Dressing table. Door to;

EN-SUITE SHOWER ROOM: Fitted with white suite comprising WC, bidet, hand basin set into vanity unit and tiled shower cubicle. Part tiled walls, tiled floor. Extractor.

INNER HALL: Wood laminate floor. Doors to:

BEDROOM: 2.90m x 1.73m (9' 6 x 5' 8) Double glazed window to front.
Wood laminate floor

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Stairs to Half Landing

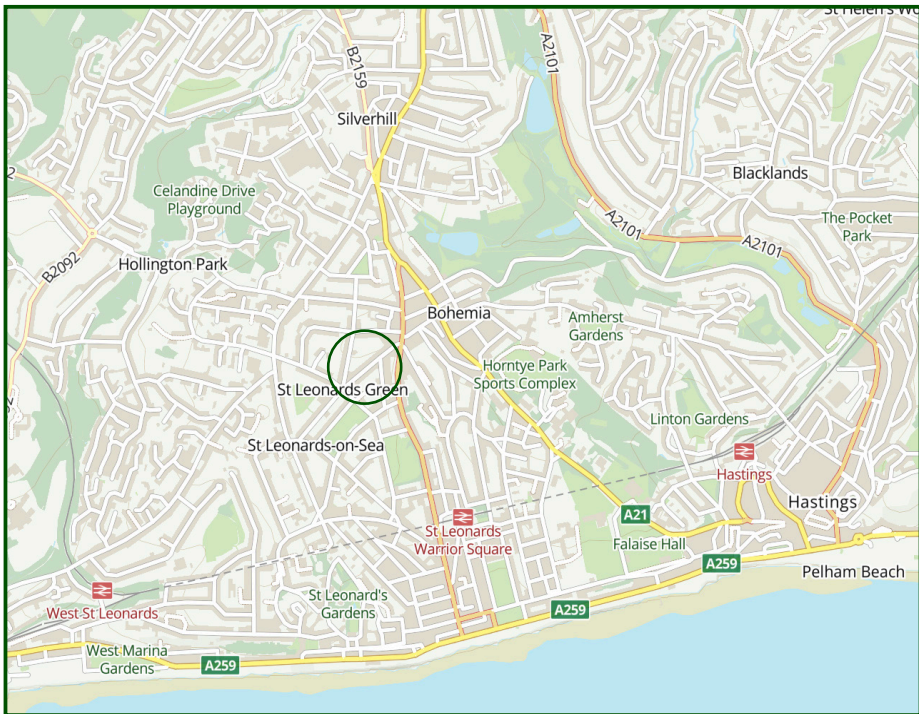
SHOWER ROOM: Obscure double glazed window to the front. Fitted with white suite comprising WC, double hand basin with mirror over. Walk in shower with screen to side & large. Aqua-boarded panelled walls. Extractor. Heated towel rail.

SEPARATE W.C: Double glazed window to the front. Fitted with white WC.

SECOND FLOOR LANDING: Large storage cupboard. Mezzanine storage space over the stairs.

BEDROOM: 3.76m x 3.89m (12' 4 x 12' 9) Double glazed window to the rear enjoying views over the garden. Wash hand basin with mixer tap and tiled splash-back.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs.

BEDROOM: 4.14m x 3.43m (13'7 x 11'3) - Double glazed window to the rear enjoying views over the rear garden. Hand basin set into vanity unit. Built-in bed with single bunk bed over.

BEDROOM: 2.90m x 2.90m (9'6 x 9'6) - Radiator, double glazed window to front.

LOFT ROOM: Circular window to front. Currently used as an office.

OUTSIDE: The property is approached over a block paved driveway providing parking for one car and giving access to the integral garage with double doors to the front, light and power connected and bicycle store. The rear garden is of good size, mainly laid to lawn with planted borders and mature trees. An elevated decked terrace adjoins the house with lovely views extending down the garden and to St Leonards. Steps lead down to the lawn, and onto a second covered terrace and patio area for barbecues and alfresco dining. A gated side access leads to an outside toilet and further external storage space.

SERVICES: All mains services are connected, gas fired central heating.

FLOOR AREA: 306 m² (3,294 ft²) Approx.

EPC RATING : 'E'

LOCAL AUTHORITY: Hastings Borough Council.

COUNCIL TAX BAND : 'E'

TRANSPORT LINKS: Ideally positioned for the commuter is St. Leonards Warrior Square station providing services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling south into Hastings on the A2, bear left onto the A2102, take the 4th right turn into Tower Road West, No 46 will be found on the right hand side of the road.

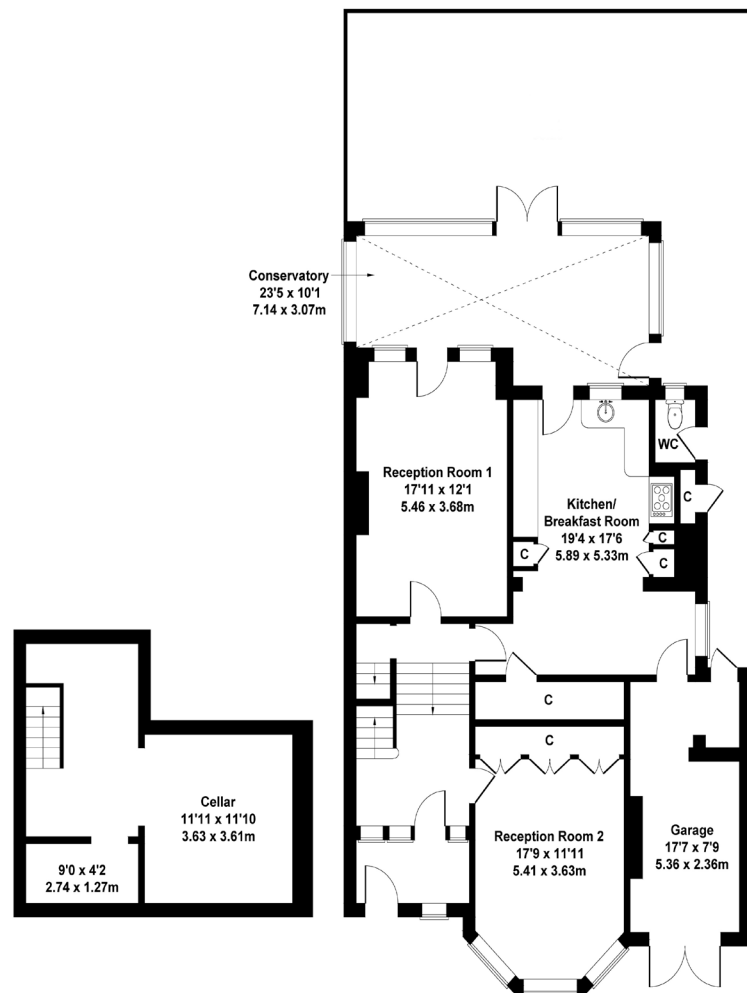
What3Words (Location): ///press.heat.sock

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

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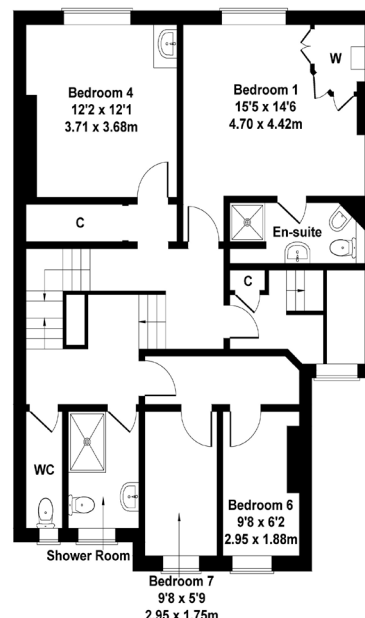
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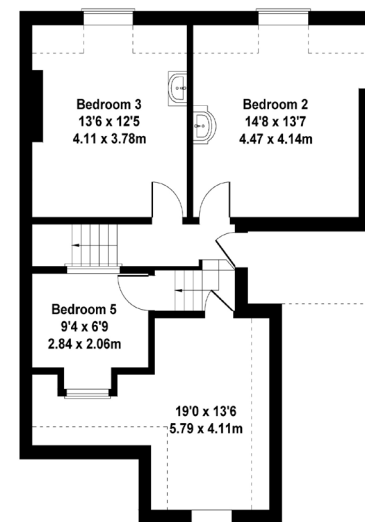


CELLAR

GROUND FLOOR

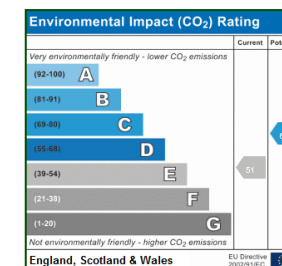
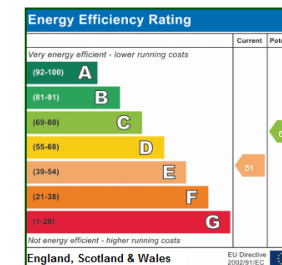


FIRST FLOOR



SECOND FLOOR

Not to Scale.
For Illustrative Purposes Only.



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