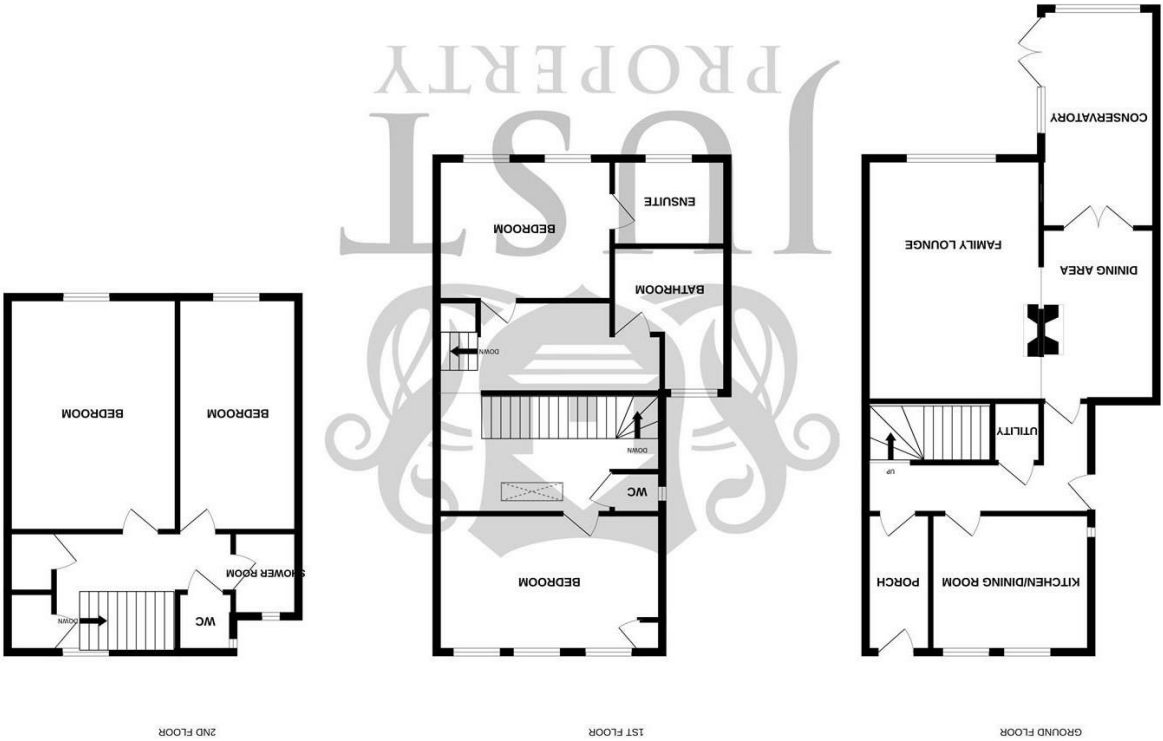




Energy Efficiency Rating		
 81	 56	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		EU Directive 2002/91/EC

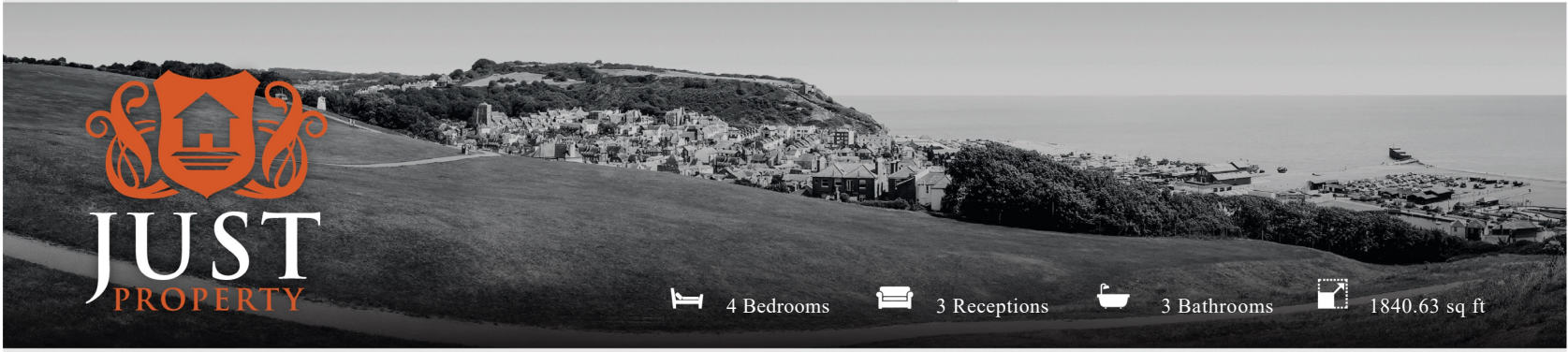


Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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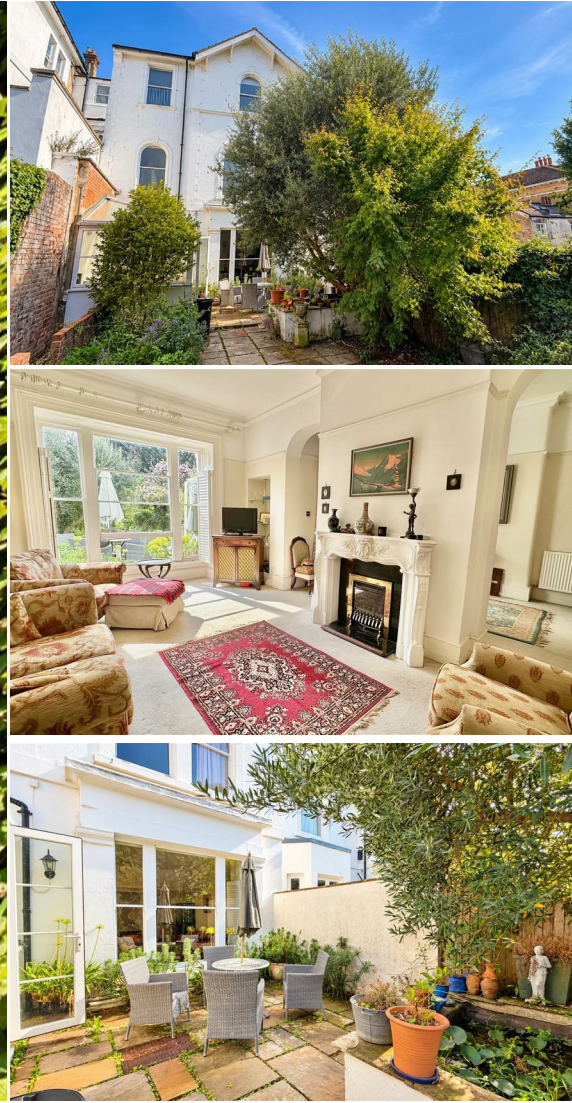


4 Bedrooms 3 Receptions 3 Bathrooms 1840.63 sq ft

19 Upper Maze Hill, St. Leonards-On-Sea, TN38 0LG

Freehold

£595,000







Freehold

£595,000



 4 Bedrooms

 3 Receptions

 3 Bathrooms

 1840.63 sq ft

PROPERTY DETAILS

A Rare Opportunity in Upper Maze Hill, St Leonards

Tucked away in one of St Leonards’ most desirable locations, this rarely available four-bedroom, three-bathroom period townhouse offers elegant proportions, versatile living space across three floors, and a truly charming walled garden. Situated in the sought-after Upper Maze Hill area, the property is just a short walk from the vibrant mix of independent cafés, boutiques, and shops of St Leonards, as well as the seafront, promenade, mainline railway station, and the peaceful Markwick Gardens.

Lovingly owned by the same family for many years, the home is now offered to the market chain-free.

The ground floor welcomes you with a spacious entrance porch and a wide hallway, leading to a well-fitted kitchen/breakfast room, a generous dining room, and a beautifully light-filled family lounge with access to a rear conservatory that opens onto the garden.

On the first floor, you’ll find the principal bedroom with an en-suite bathroom, a large second double bedroom, a family bathroom, and a separate WC. The second floor provides two further double bedrooms, a shower room, an additional WC, and ample built-in storage. There’s also a useful cellar and a utility area located under the stairs, offering practical and flexible space.

Outside, the home benefits from off-road parking for several vehicles to the front, while the beautifully landscaped rear garden features a patio, level lawn, and a delightful Victorian walled section, planted with mature shrubs and facing south-west to make the most of the afternoon sun.

Further highlights include gas-fired central heating and charming original features throughout, contributing to the home’s warm and characterful feel. This property may require some redecoration.

This is a rare opportunity to acquire a substantial period property in a prime coastal location. Early viewing is highly recommended and available exclusively through the vendor’s sole agents, Just Property.

ROOM DIMENSIONS

Covered Entrance	Bedroom
Front Door	13'4" x 12'3" (4.07 x 3.74)
Entry Porch	En Suite
11'5" (3.49)	8'7" x 6'10" (2.62 x 2.10)
Hallway	Bathroom
Utility Cupboard	10'0" x 7'9" (3.06 x 2.38)
Kitchen / Dining Room	Stairs To Landing
11'3" x 9'10" (3.45 x 3.02)	Storage Cupboards
Dining Area	Bedroom
13'1" x 8'6" (4.00 x 2.61)	13'3" x 12'0" (4.04 x 3.68)
Family Lounge	Bedroom
17'2" x 11'11" (5.25 x 3.65)	13'3" x 8'4" (4.04 x 2.55)
Conservatory	WC
16'10" x 7'3" (5.14 x 2.21)	Shower Room
Stairs To Landing	Driveway and Parking
Bedroom	Under House Cellar
16'11" x 10'3" (5.17 x 3.13)	Rear Gardens inc Patio Area
WC	
Landing	
Storage Cupboard	

FEATURES

- CHAIN FREE
- Four Bedrooms
- Three Bathrooms
- Period Family Home
- Characterful Property
- Fabulous Location Close to St Leonards
- Beautiful Rear Gardens
- Gas Central Heating
- Three Storey Residence
- This Property May Require Some Redecoration



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.