



## Myrtle Cottage, 18 Newgate Road, St. Leonards-On-Sea, TN37 6SB

**\*GUIDE PRICE £300,000 -£310,000\*\*** A WELL PRESENTED THREE BEDROOM, TWO RECEPTION ROOM VICTORIAN TERRACED HOUSE SITUATED IN THE POPULAR BOHEMIA AREA OF ST LEONARDS, IDEALLY POSITIONED WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL SHOPS & AMENITIES ON BOHEMIA ROAD AS WELL AS ST PAULS PRIMARY SCHOOL, LOCAL BUS SERVICES AND DIRECT ACCESS INTO ALEXANDRA PARK.

The property provides versatile accommodation arranged over two floors to include a living room with feature open fireplace, a separate dining room with wood burning stove (both reception rooms with exposed wooden flooring), a kitchen with door leading to the side courtyard and there is also a downstairs bathroom with modern suite and a separate w.c. To the first floor there are three bedrooms with extensive wardrobes to the main bedroom and there is also a separate w.c.

Outside, the 50ft x 30ft rear gardens are a particular feature being double width and include a nicely enclosed paved courtyard area. The gardens are mainly laid to lawn with flowers & shrubs and enjoys a southerly aspect. Further benefits include gas fired central heating, double glazing and the property is available CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

**Offers in excess of £300,000**

# Myrtle Cottage, 18 Newgate Road, St. Leonards-On-Sea, TN37 6SB



- Three Bedroom Victorian House
- Popular Bohemia Area
- Close To Amenities & Schools
- Short Walk to Alexandra Park
- Double Width Rear Garden
- Two Reception Rooms
- Downstairs Bathroom/W.C.
- First Floor Separate W.C.
- Feature Fireplace & Wood Burner
- Available CHAIN FREE

## Entrance Lobby

## Entrance Hall

## Living Room

11'3 x 11'1 (3.43m x 3.38m)

## Dining Room

11'6 x 9'3 (3.51m x 2.82m)

## Kitchen

9'9 x 7'9 (2.97m x 2.36m)

## Separate W.C

## Downstairs Bathroom

## First Floor Landing

## Bedroom One

14'10 x 11'2 (4.52m x 3.40m)

## Bedroom Two

11'4 x 9'2 (3.45m x 2.79m)

## Bedroom Three

10'0 x 7'7 max (3.05m x 2.31m max)

## Separate W.C

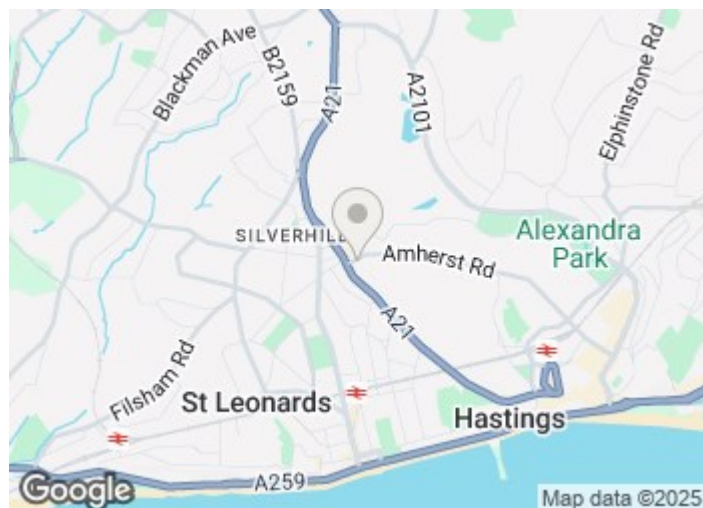
## Outside

## Rear Courtyard

19'0 x 6'0 (5.79m x 1.83m)

## Rear Garden

50'0 x 30'0 (15.24m x 9.14m)







Floor Plan



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		