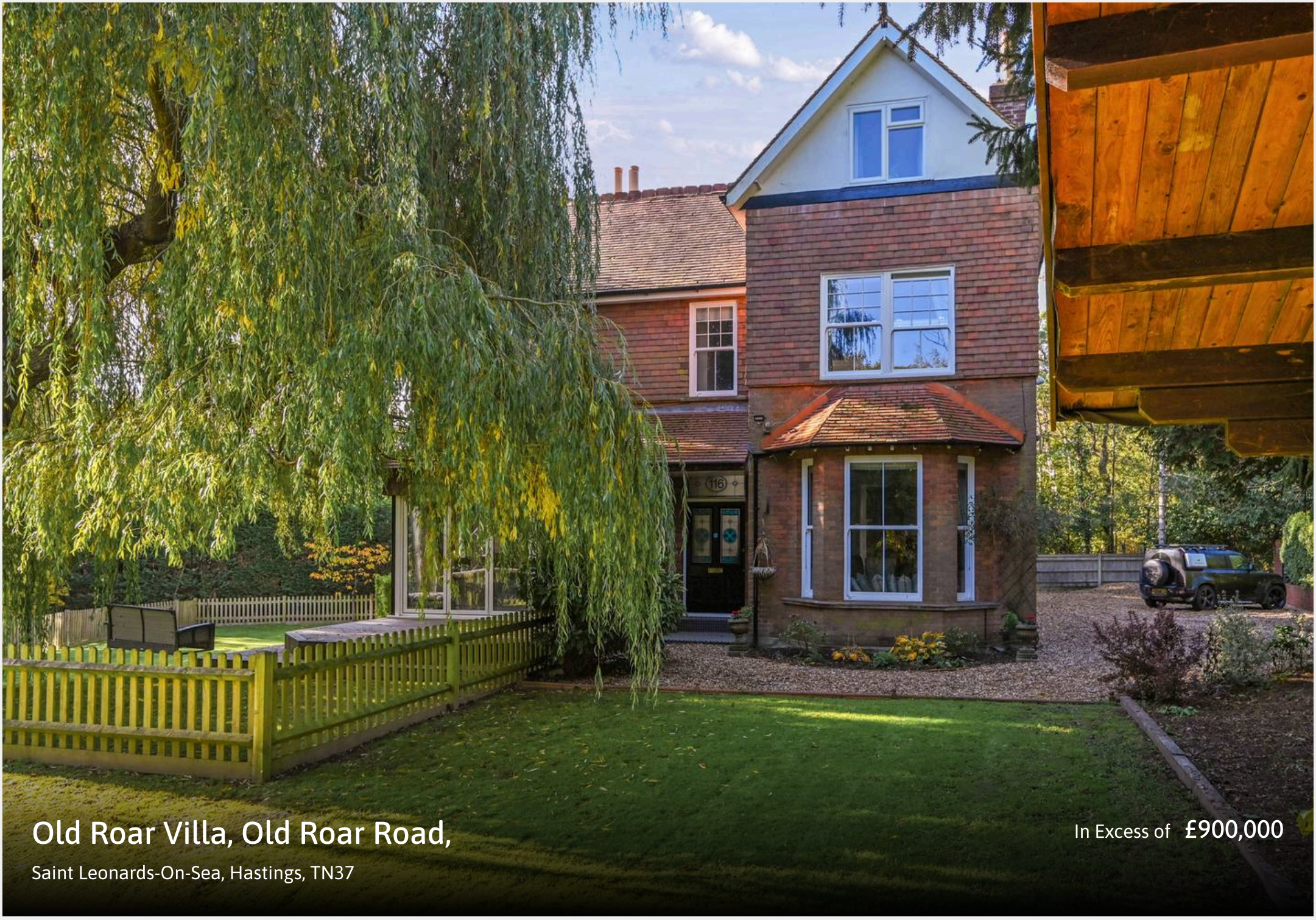
RIGBY & MARCHANT



Old Roar Villa, Old Roar Road,

Saint Leonards-On-Sea, Hastings, TN37

In Excess of £900,000



A handsome five bedroom detached Victorian villa in St Leonards-on-Sea, TN37, offering generous family accommodation, private wraparound gardens, a detached coach house and gated parking.

Old Roar Villa is a handsome detached Victorian house of considerable character, offering beautifully proportioned family accommodation, generous wraparound gardens and a substantial detached coach house, in a peaceful residential setting in St Leonards-on-Sea.

Arranged over three floors, the house combines the elegance of its Victorian origins with contemporary interiors. High ceilings, generous room volumes and attractive architectural detailing create a wonderful sense of space, while the versatile accommodation is particularly well suited to family life.

The ground floor is centred around an impressive open plan kitchen and family room, with bespoke cabinetry, stone worktops and integrated appliances. A separate dining room, with its attractive bay window, provides an elegant setting for entertaining, while a further reception room opens directly onto the gardens. A utility room and cloakroom complete the ground floor.

Upstairs, the principal bedroom enjoys an ensuite bathroom and separate dressing room. Two further double bedrooms and a family bathroom occupy the first floor, while the second floor provides two additional bedrooms and a shower room, offering flexibility for family, guests or working from home.

The house occupies a generous private plot, approached through electric gates onto a sweeping carriage driveway with ample parking. Established gardens wrap around the property, with mature trees, lawns and several terraces providing attractive spaces for outdoor dining and entertaining.

A substantial detached coach house incorporates garaging and storage, with a versatile studio above, ideal for a home office, gym or creative space, with potential for alternative uses subject to the necessary consents.

Old Roar Villa combines the architectural elegance and generous proportions of a substantial Victorian home with the convenience of both countryside and the coast close at hand.





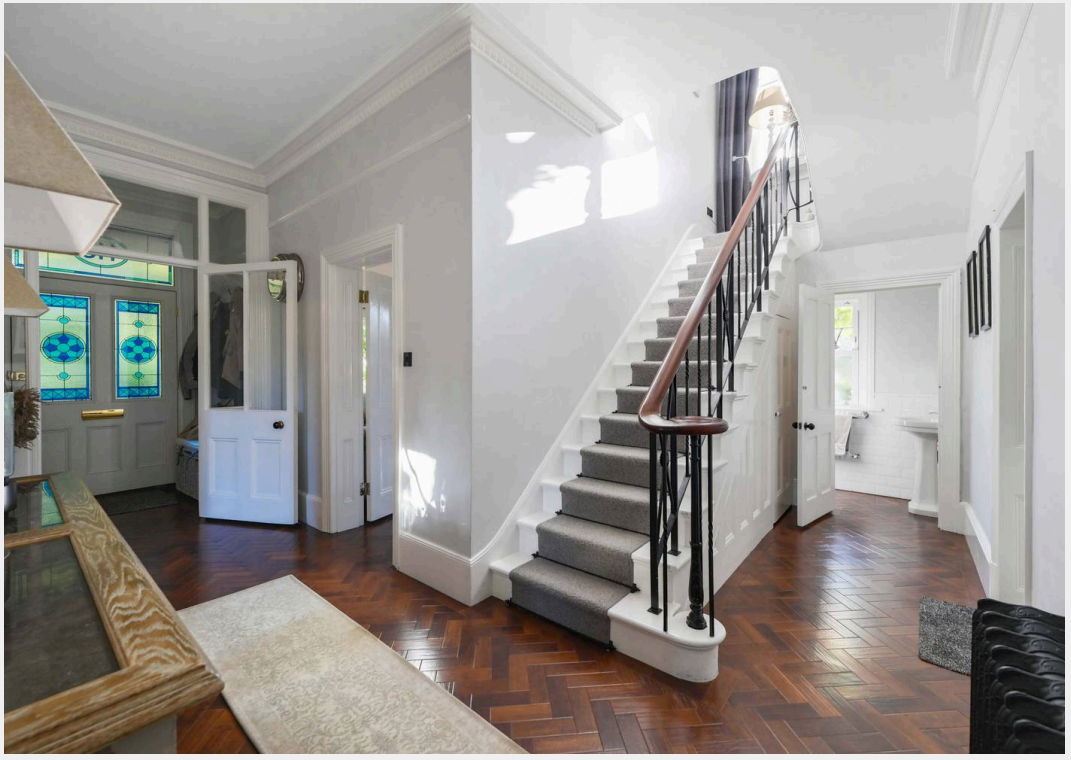
















Old Roar Villa occupies a peaceful position in St Leonards-on-Sea, close to Alexandra Park and the woodland walks of Old Roar Gill.

Originally developed as a Regency seaside resort, St Leonards has evolved into one of the South Coast's most interesting creative communities. The independent galleries, antique shops, cafés and restaurants around Norman Road and Mercatoria contribute to its distinctive character, with local favourites including the Kino-Teatr, St Clement's and Heist Market.

The area offers a good choice of schools, including Claremont, Battle Abbey School, Marlborough House Vinehall and Buckswood School, alongside well regarded state options.

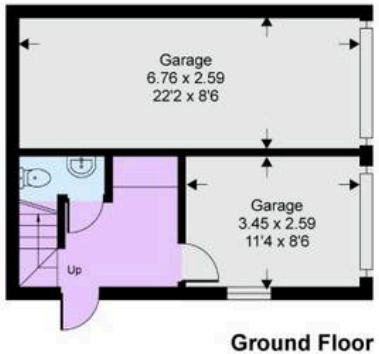
St Leonards Warrior Square and Hastings stations provide mainline services towards London, while the A21 offers convenient road connections. The historic streets of Hastings Old Town, the De La Warr Pavilion in Bexhill and the beaches of Camber Sands are all within easy reach, together with the beautiful countryside of the High Weald.

Council Tax band: E

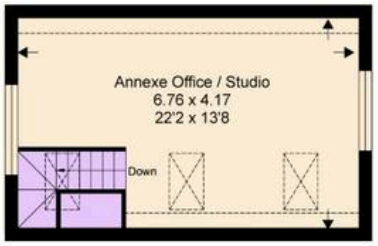


Old Roar Road, TN37

Approximate Gross Internal Area = 258.5 sq m / 2783 sq ft
Approximate Annexe Internal Area = 60.7 sq m / 654 sq ft
Approximate Total Internal Area = 319.2 sq m / 3437 sq ft
(excludes restricted head height)



Ground Floor



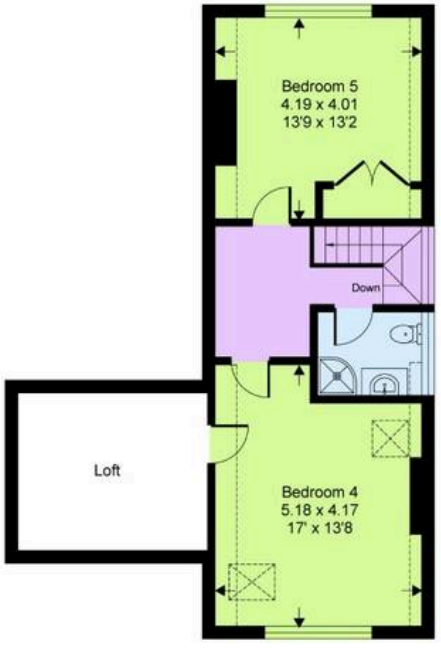
First Floor



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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