



## 49 Gensing Road, St. Leonards-On-Sea

£500,000 Freehold

A characterful end-of-terrace home moments from bustling Kings Road, offering a bright dual-aspect living space, roof terrace, flexible bedrooms and a basement with scope. Set in the heart of St Leonards, close to galleries, cafés, the seafront and Warrior Square station.



01424 772954  
[info@ashtonstripp.co.uk](mailto:info@ashtonstripp.co.uk)  
33 High Street,  
Battle,  
TN33 0EH

You enter through a red-tiled porch and step into the main living and dining room— a bright, welcoming space thanks to its dual-aspect windows. A log burner (installed in 2016) adds a practical focal point, and there's room here for both a seating area and a dining table. From the living room, stairs lead down to the basement, which is split into two parts: one side is plastered with wooden floorboards and currently used for storage; the other would benefit from updating. There's also a separate WC on this level.

On the second floor, the kitchen is fitted with green wall and base units, wood-effect laminate worktops, and space for under-counter appliances. There's room for a small dining table, and a door leads directly onto the roof terrace — a private, sunny space ideal for sitting out or entertaining.

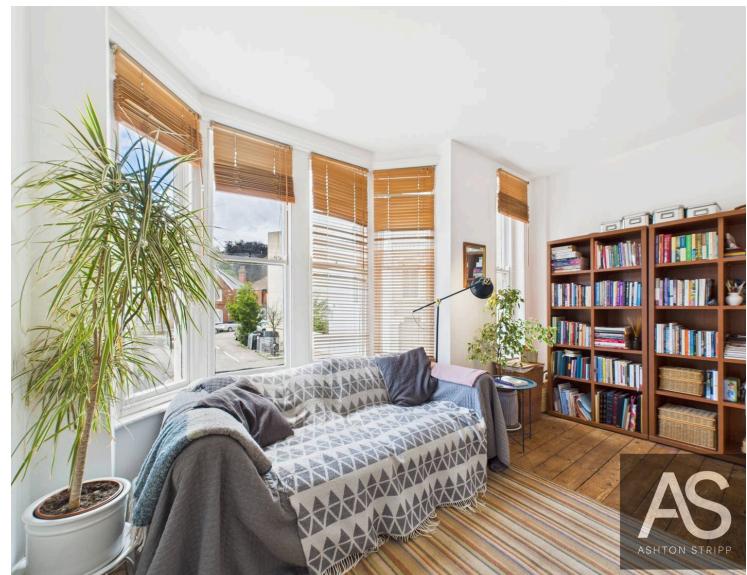
Also on this level is a good-sized room at the front, currently used as an office, with a bay window, wooden floorboards, and built-in shelving. It could equally serve as a bedroom.

On the third floor, you'll find a double bedroom with another bay window and feature fireplace. The bathroom is at the rear, with a white suite, shower over the bath, freestanding pedestal sink, wooden flooring, built-in storage, and white tiling around the bath and sink areas. There's a sash window for good natural light and ventilation. The hallway and stairs are carpeted, and a cupboard at the top of the stairs houses the combi boiler, which was installed in 2016.

Up on the fourth floor is a further bedroom and attic room (previously used as bedroom by the vendor). One is a single room with a feature beam; the other is at the front with built-in shelves, a fireplace.

Council Tax Band B

Tucked just off Norman Road in one of St Leonards-on-Sea's most characterful enclaves, this end-of-terrace home offers the best of coastal and cultural living. Step outside and within minutes you're on Norman Road or Kings Road, where independent galleries, vintage stores and a thriving food scene create a distinctively artistic buzz.



- Private roof terrace accessed directly from kitchen
- Walking distance to Warrior Square, St Leonards – close to seafront, cafes, and mainline station
- Kitchen with green units and space for dining
- Character features including bay windows and fireplaces
- Bathroom with sash window, wood floors, and built-in storage
- 2016-installed combi boiler housed in hallway cupboard
- Three bedrooms plus additional rooms offering flexible living arrangements
- Dual-aspect living room with 2016 log burner



AS  
ASHTON STRIPP

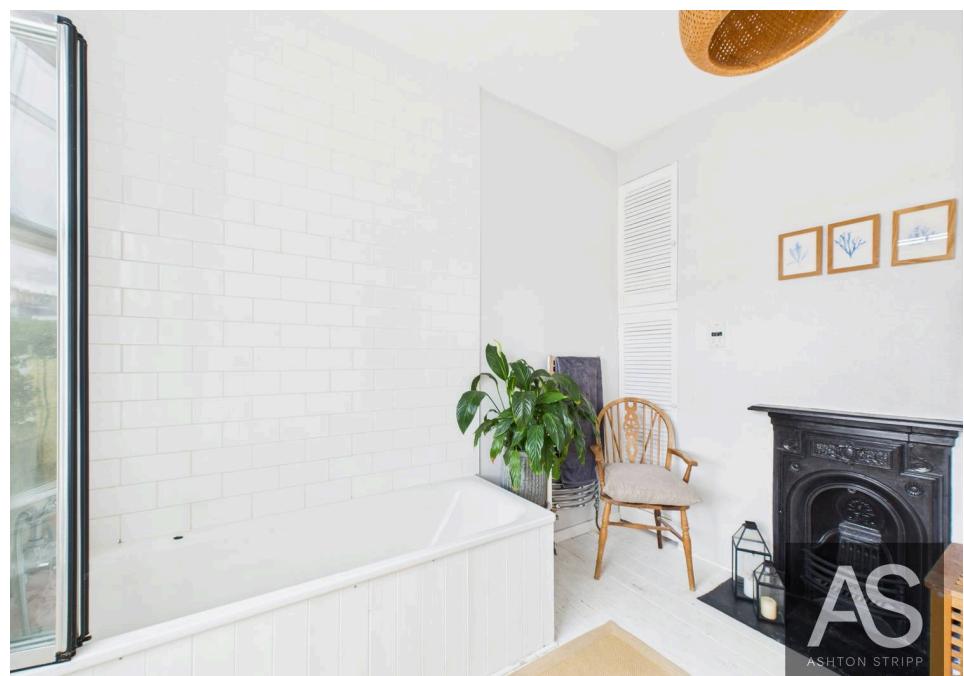
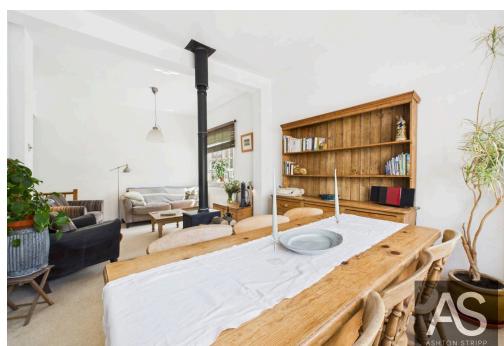


AS  
ASHTON STRIPP



AS  
ASHTON STRIPP

The seafront promenade is just down the hill—perfect for a morning run or evening glass of wine with sea views—while the cobbled streets of Hastings Old Town are close by for weekend wandering. Warrior Square station is a short walk away, offering direct rail connections to London, making this a brilliant base for both coastal life and city links.



AS  
ASHTON STRIPP

