



Property Report

49 Gensing Road, St. Leonards-On-Sea, TN38 OHE

23rd July 2025











Key Property Information

990ft² Number of bedrooms 3 bedrooms Floor area **□** Tenure Number of bathrooms 1 bathroom Plot size 0.01 acres Freehold Lease type Property type Terraced Title number ESX62951 Year built (predicted) Pre-1929

♀ EPC **Council tax** Utilities No EPC available Band B Mains gas Unknown Tax band £1,987 per year Wind turbines Unknown Estimated cost Solar panels Unknown Local authority Hastings Mains fuel type Unknown Unknown Water

Build

Ask your agent for details

Key Property Information

Mobile coverage

EE coverage

O2 coverage

Three coverage



Vodafone coverage

Okay

Good

Good

Good

Broadband coverage

Basic broadband

Superfast broadband

9mb

80mb

Ultrafast broadband

Overall broadband

-1mb

(A) 80mb

⚠ Outdoor space

Garden direction (est)

East

No registered tree preservation orders on this property.

☆ Flood risk

Rivers and sea flood risk

Surface water flood risk

Very low

Low

☐ Parking

Off road parking

No (Al predicted)

Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Key Property Information

Coastal erosion

South Foreland to Beachy Head

Feature type **Erodible**

Defence type Seawall

Floodable **No**

Distance from property 203

Short term risk

Medium term risk no risk

South Foreland to Beachy Head

Feature type **Erodible**

Defence type Seawall

Floodable **No**

Distance from property 235

Short term risk

Medium term risk no risk

Rights and restrictions

Restrictive covenants

(No covenants

This property does not have any restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Q Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

☆ Rights of way

There has been no rights of way found on the plot of this property

0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



用↑ National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

♀ Why it's important

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

⊕ Conservation area

Found

This property is within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Ø Greenbelt land

(No restrictions found)

This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

♀ Why it's important

Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

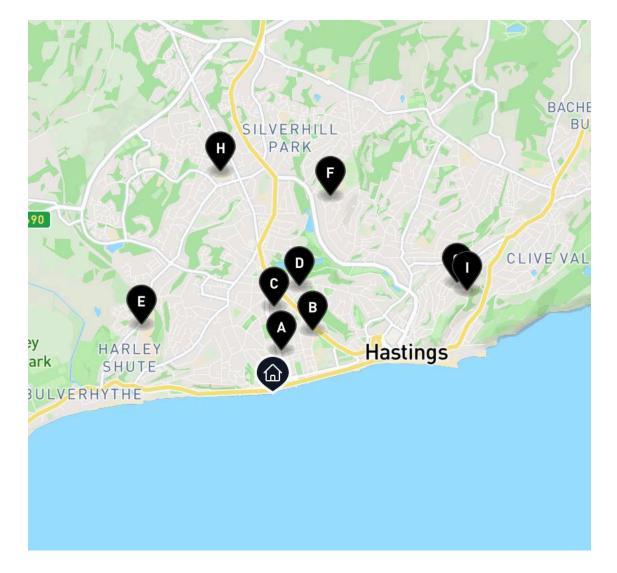
Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

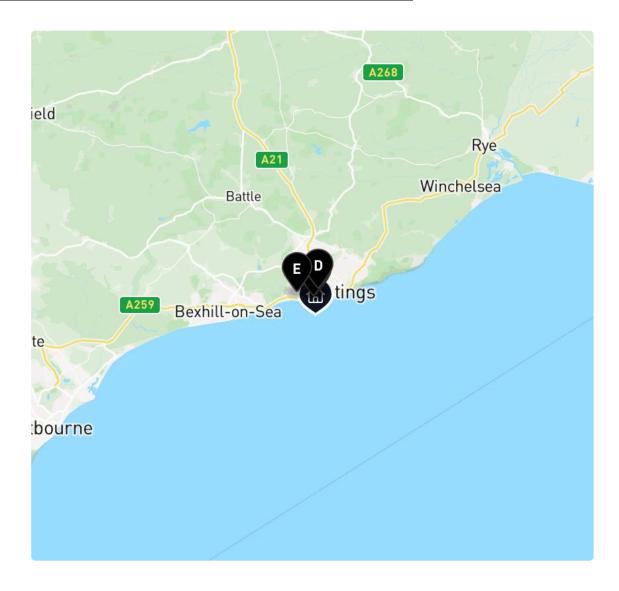
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



Α	sdowne Children's Centre ni • Primary	Not rated
	lary Star Of The Sea Catholic Primary School mi • Primary	Good
	st Church Cofe Primary And Nursery Academy mi • Nursery	Good
D	aul's Church Of England Academy ni • Nursery	Good
G =0	St Leonards Academy • Secondary	Requires improvement
	Alexandra Academy ni • Secondary	Requires improvement
	Castledown Primary Academy ni • Nursery	Good
a:D	r Horizons School (Part Of The Sabden Multi Academy Truni • Special	ust) Outstanding
	ield School ni • Special	Outstanding

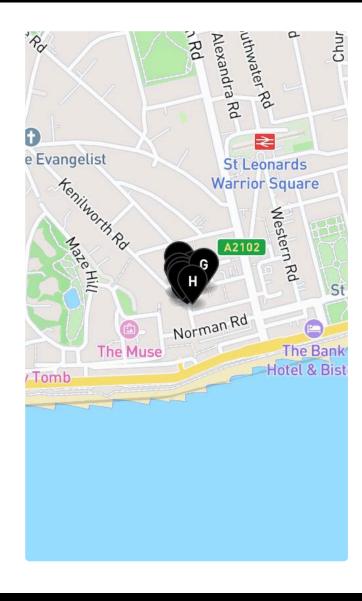
Local Transport



- A Christ Church, London Road 0.09 mi Bus stop or station
- B Market Street
 0.10 mi Bus stop or station
- Marina Pavilion, Marina
 0.16 mi Bus stop or station
- St Leonards Warrior Square Rail Station

 0.21 mi Train station
- West St Leonards Rail Station
 0.82 mi Train station
- Lydd London Ashford Airport

 18 mi Airport



A Second Floor Flat,(Top) 19 Gensing Road, St Leonards- 66ft ® on-sea, TN38 OHE

Replacement windows to front, side and rear

Withdrawn Ref no. HS/FA/16/00689 14-10-2016

B 20 North Street, St Leonards-on-sea, TN38 OEY 66ft 🕅

Proposed office in the garden

Approved Ref no. HS/FA/18/00804 11-09-2018

The state of the

Approved Ref no. HS/FA/21/00400 26-04-2021

D 17 Gensing Road, St Leonards-on-sea, TN38 OER 82ft ♥
Rear Vestibule. Replace existing windows and doors to rear with aluminium frame (black) - double glazed - (Changes to previously approved under...

Approved Ref no. HS/FA/21/01106 13-12-2021

15 Gensing Road, St Leonards-on-sea, TN38 OER 95ft ©
Install larger patio doors in rear elevation

Ref no. HS/FA/20/00390

29-06-2020

27-05-2021

Approved

Approved

13 Gensing Road, St Leonards-on-sea, TN38 OER 125ft 🕅

Proposed single storey rear extension.

Ref no. HS/FA/21/00543

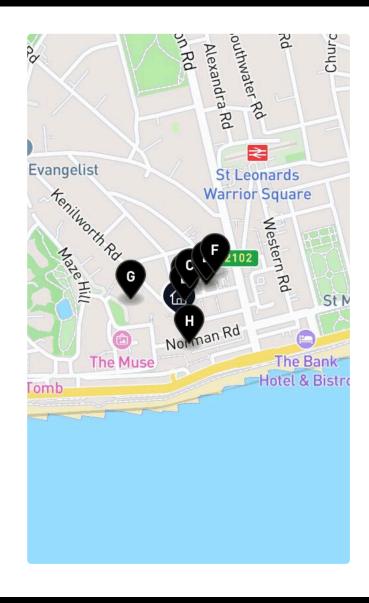
G 15 North Street, St Leonards-on-sea, TN38 OEY 125ft ©
Proposed single-storey rear in-fill extension with flat
roof and 1 no. mono-pitch rooflight (amended
description)

Approved Ref no. HS/FA/23/00245 18-04-2023

The addition of a dormer window to both the front and rear to an existing loft room.(amended description)

Approved Ref no. HS/FA/23/00348 14-06-2023

Nearby Listed Buildings



A Grade II - Listed building 52ft ©
25 and 26, North Street
19/08/74 List entry no: 1353206

B Grade II - Listed building 62ft ♥ 16-23, North Street

19/08/74

List entry no: 1043452

Grade II - Listed building 89ft ♥
27 and 28, North Street

19/08/74 List entry no: 1191893

Grade II - Listed building 213ft ♥
33 and 34, North Street
19/08/74 List entry no: 1043453

Grade II - Listed building 226ft ©
1-3, Union Street
19/08/74 List entry no: 1043399

Grade II - Listed building 312ft ©

22-25 Alfred Street

19/08/74 List entry no: 1043624

G Grade II - Listed building 361ft ©
1–10, THE LAWN
14/09/76 List entry no: 1043477

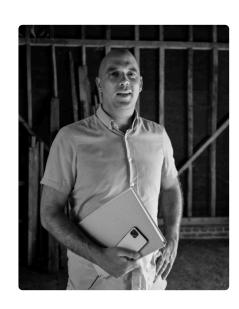
Grade II - Listed building 374ft ©
74, NORMAN ROAD
14/09/76 List entry no: 1191887



Ashton Stripp

Searching for a reliable expert in the Battle and East Sussex property market?

Discover the difference with Ashton Stripp Estate Agent. We believe in bespoke property matching, personal service and enhanced technology to reduce stress during your sale



Paul Stripp

Director

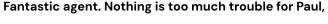
Having grown up in Battle, the area has always been home to me. I attended primary school in Sedlescombe and secondary school in Battle, giving me a deep connection to the town and its surroundings. Whilst currently living in the seaside town of Bexhill. I am firmly rooted in the Battle community and bring a strong local knowledge and appreciation for its history and charm. Outside of work, I'm passionate about sport, reading, live music, and exploring the countryside. I enjoy spending time with family and friends, whether traveling, catching up over a curry, or relaxing at the pub. Having had the chance to travel for a brief period, I value new experiences and the perspective they bring. As a parent to two children, Margie and Sid, I'm inspired every day to lead by example, balancing my professional goals with personal fulfillment.

info@paulstrippestateagent.com

07891260449

Paul helped us buy our dream house.

"Paul helped us buy our dream house. He was always available when we needed him. He gives honest advise and really knows the area. I would thoroughly recommend Paul, he will get the job done!"



"Fantastic agent. Nothing is too much trouble for Paul, he's friendly, knowledgable and provides a really personal service. Genuine and honest, completely different to the larger estate agent chains we've used in the past. Having a WhatsApp chat group set up between us all was particularly useful, it made communication really quick and easy. Wouldn't hesitate to...

We highly recommend Ashton Stripp.

"We highly recommend Ashton Stripp. Paul navigated us through a really complex chain. We were so pleased when we finally exchanged as it was looking very unlikely. It wouldn't have happened without his proactive, committed and personable approach. It definitely helped us through a very stressful process. Thanks again Paul and the team."



David



Clare



Fmma

My husband and I highly recommend Ashton Stripp.

"My husband and I highly recommend Ashton Stripp. We received excellent advice from Paul, who has a wealth of local knowledge and is both highly professional and friendly. Thank you Paul!"



Julie

We had tried two Estate agents and got frustrated with the lack of contact and progress with our sale. We were recommended Paul by friends.

"We had tried two Estate agents and got frustrated with the lack of contact and progress with our sale. We were recommended Paul by friends. What a different experience. Straight away we had more viewings. Paul regularly kept us updated and went above and beyond our expectations. When we sold the first time Paul even put money behind the bad for..."

It was a pleasure working with Aston stripp estate agent.

"It was a pleasure working with Aston stripp estate agent.

Their professionalism and dedication were evident throughout the entire process. Paul, in particular, was incredibly helpful and always went the extra mile. His hard work and commitment were truly appreciated. We highly recommend their services to anyone looking for a dedicated and...



Elisa and Andrea

Get in touch

Office address 33 High Street, Battle, TN33 OEA

Email info@ashtonstripp.co.uk

Phone **01424772954**

Website https://www.ashtonstripp.co.uk/

Follow us on



Scan here to view a digital version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Paul Stripp on 07891260449 or visit https://www.ashtonstripp.co.uk/. To opt out of future communication, contact Paul Stripp.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.