



Shepherd Street
St Leonards-On-Sea, TN38 0ET
£220,000 Freehold

Wyatt
Hughes
Residential Sales

Shepherd Street, St Leonards-On-Sea, TN38 0ET

Looking for a well-located two-bedroom house with potential to update and add value?

This compact terrace on Shepherd Street offers outside space, a central location, and the chance to shape a home in a popular part of St Leonards.

Positioned on Shepherd Street in St Leonards, this two-bedroom terraced house offers a straightforward layout and a location that continues to draw steady interest. At just over 500 square feet, it's compact but workable, with the kind of potential that will appeal to those open to updating a space over time.

The ground floor has a through-lounge layout, with a simple kitchen to the rear and a bathroom. Upstairs, there are two bedrooms, all of which could benefit from some modernisation. The house has gas central heating and double glazing, but most buyers would likely expect to carry out cosmetic improvements. There's a small rear garden which, although limited in size, offers enough outdoor space for planting, storage, or a table and chairs.

Shepherd Street itself is tucked away, yet well placed, within walking distance of both the seafront and the heart of St Leonards. The area continues to attract interest from both buyers and investors thanks to its characterful streets, proximity to the station, and growing mix of independent shops and cafés.

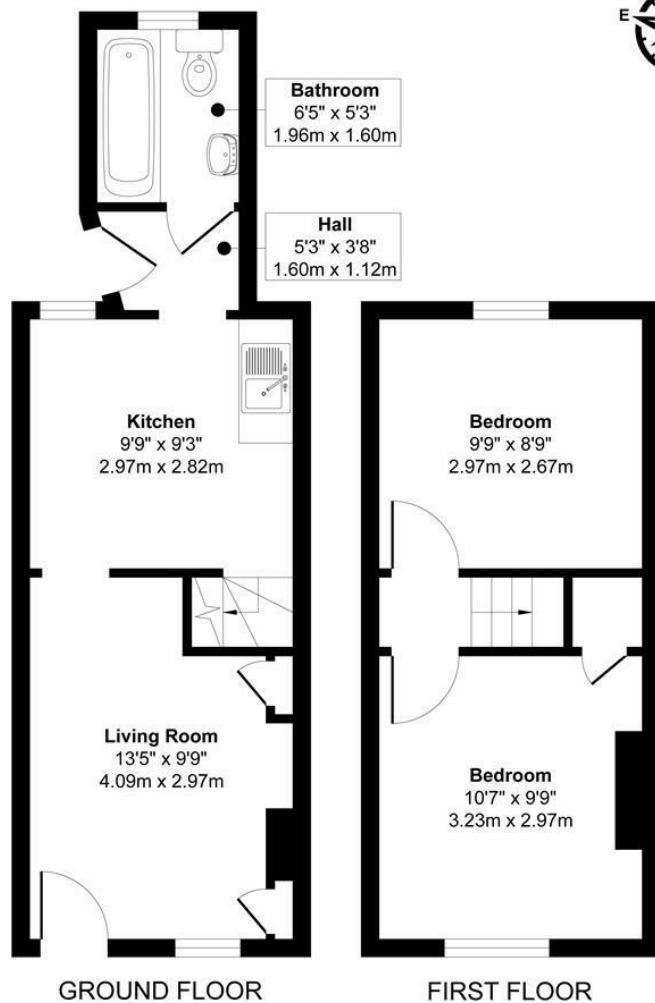
This isn't a large property, but it has the core elements in place. With the right updates, it could work well as a first home, rental, or pied-à-terre near the coast.

- TWO BEDROOM TERRACE HOUSE
- WALKING DISTANCE TO SEAFRONT AND STATION
- COUNCIL TAX A
- SMALL REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CENTRAL ST LEONARDS LOCATION
- EPC D
- CHAIN FREE
- NEEDS SOME UPDATING
- IDEAL FIRST-TIME BUY OR COASTAL BOLT HOLE

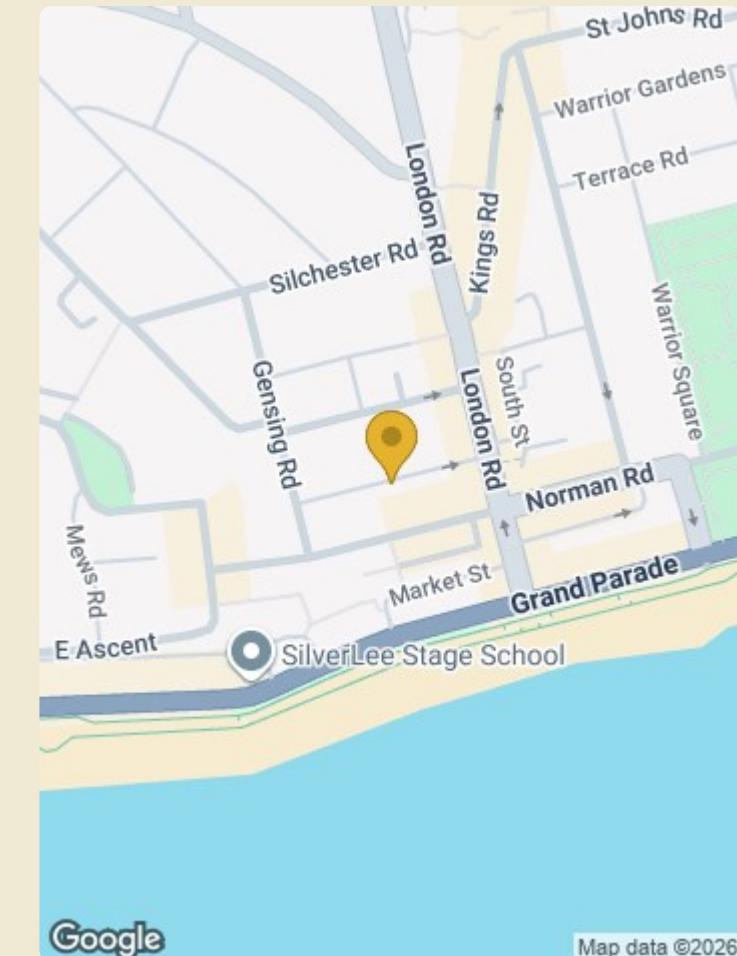


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Approximate Gross Internal Floor Area
503 sq. ft / 46.73 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(B1-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		89	66
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus)	A		
(B1-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

