

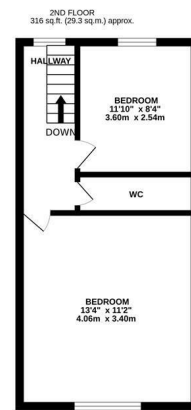
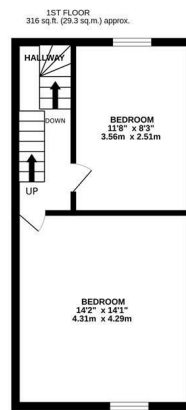
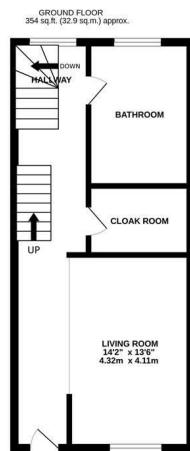
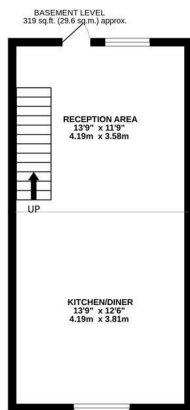


## Shepherd Street, St. Leonards-On-Sea TN38 0ET

Offers in excess of £600,000



Beautifully presented FOUR BEDROOM, four storey residence set in an UNRIVALLED POSITION in the hub of St. Leonards On Sea. It's ideally placed for access to boutique shops and eateries, the mainline railway station with connections to London and the beach. The accommodation here enjoys a WEALTH OF CHARACTER FEATURES throughout and is arranged as a BRIGHT LIVING ROOM on the ground floor where there is a WOOD BURNING STOVE, there is also a family bathroom and separate walk in storage area on this level. The GENEROUS EAT-IN KITCHEN sits on the lower ground floor enjoying access out to the rear garden with plenty of space for a full dining table and is fitted with CONTEMPORARY UNITS offering ample storage. There are FOUR BEDROOMS and a second cloakroom spanning the two upper floors. Externally, this fantastic home enjoys an enclosed rear garden with a LARGE COVERED TERRACE, creating the perfect spot to entertain or DINE AL-FRESCO, there is also an expanse of lawn. Set in a CENTRAL POSITION, this fantastic property is perfectly placed for life by the sea and would make the PERFECT FAMILY HOME.



**TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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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