

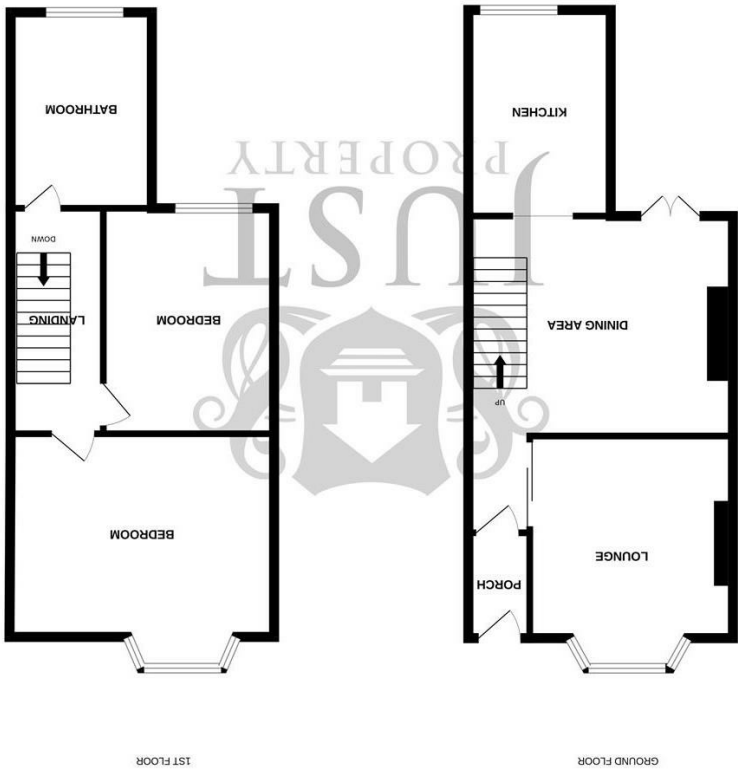
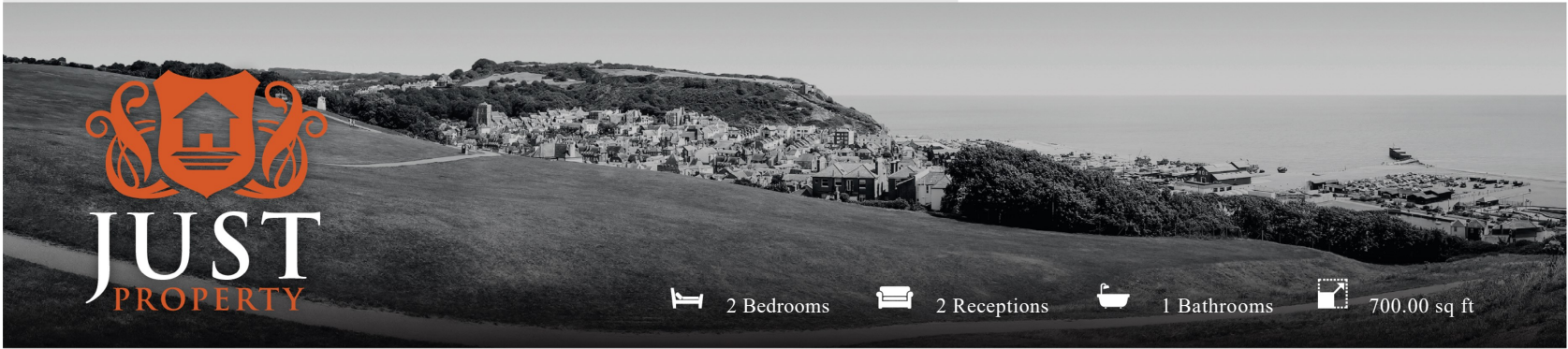




Energy Efficiency Rating			
EU Directive 2002/91/EC			
		Very energy efficient - lower running costs	
		(92 plus) A	
		(81-91) B	
		(69-80) C	
		(55-68) D	
		(39-54) E	
		(21-38) F	
		(1-20) G	
		Not energy efficient - higher running costs	
		72	
		88	
		Potential	Current



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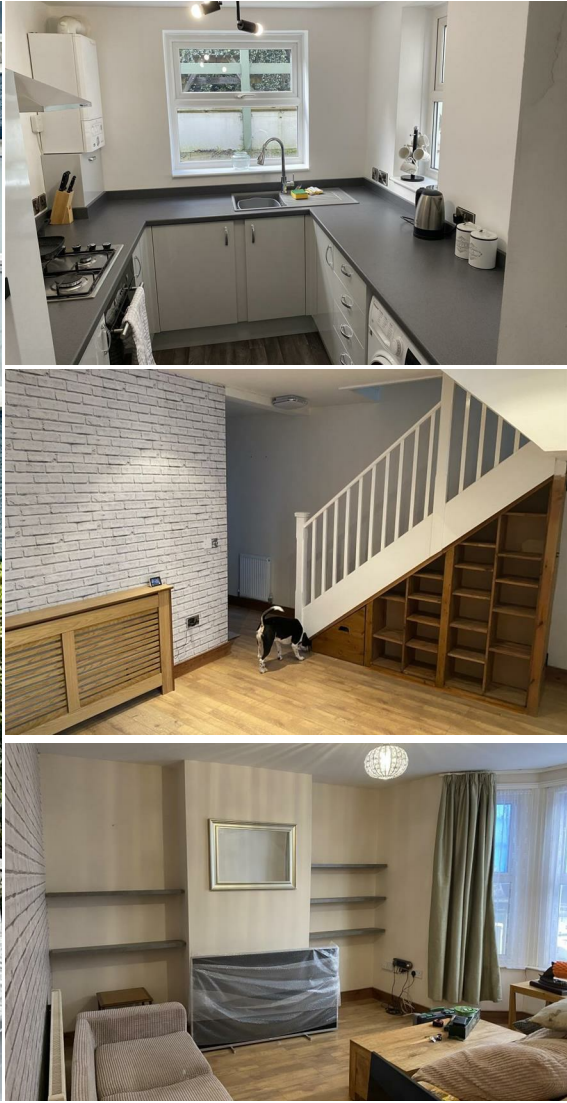


2 Bedrooms   2 Receptions   1 Bathrooms   700.00 sq ft

18 Stainsby Street, St. Leonards-On-Sea, TN37 6LA

Freehold

£350,000

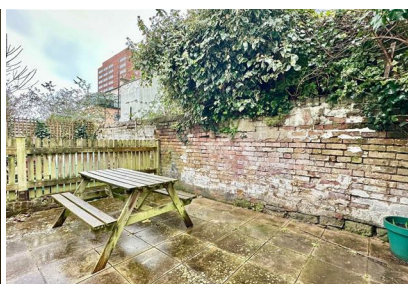
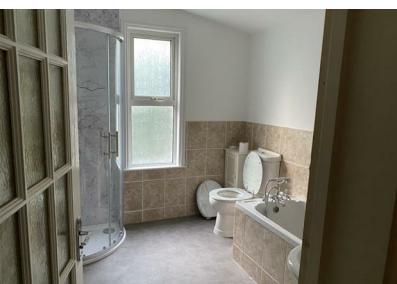






Freehold

£350,000



2 Bedrooms 2 Receptions 1 Bathrooms 700.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

This beautifully presented and spacious two-bedroom mid-terrace home is located in the highly sought-after area of St Leonards-on-Sea. Ideally positioned just moments from the mainline railway station with direct London connections, the property is also within easy walking distance of vibrant cafés, independent shops, renowned restaurants, and the iconic seafront promenade.

The accommodation is impeccably maintained and enjoys an abundance of natural light throughout. The inviting bay-fronted living room offers a bright and airy atmosphere, seamlessly flowing into a generously sized dining room that opens onto a well-fitted kitchen. French doors lead directly from the dining area to the landscaped rear garden, creating a perfect blend of indoor and outdoor living.

Upstairs, the first floor boasts two spacious double bedrooms, both filled with natural light, alongside a well-proportioned family bathroom located at the rear of the property.

Externally, the home features a enclosed front garden, while the rear courtyard offers a peaceful retreat with steps leading up to a raised terrace—an ideal spot for al fresco dining and soaking up the afternoon and evening sun.

Further benefits of this chain-free property include gas-fired central heating and UPVC double-glazed windows.

Viewing is highly recommended to fully appreciate this exceptional home. Please contact Just Property, the vendor's chosen sole agent, to arrange an appointment.

## ROOM DIMENSIONS

Front Door	Bedroom
Porch	14'7" x 14'4" (4.46 x 4.38)
Hallway	Front Garden
Lounge	Rear Garden
14'7" x 11'8" (4.46 x 3.57)	
Dining Room	
13'1" x 10'7" (3.99 x 3.24)	
Kitchen	
8'10" x 7'3" (2.70 x 2.23)	
Stairs Up To	
Landing	
Bath/Shower/W.C	
8'11" x 7'5" (2.73 x 2.28)	
Bedroom	
10'11" x 10'3" (3.33 x 3.14)	

## FEATURES

- CHAIN FREE
- Two Double Bedrooms
- Wonderful Reception Rooms
- Gas Central Heating
- UPVc Windows
- Moments From Railway Station
- Terraced Rear Garden
- Residential Parking with a charge of £54/ annum
- Residents Parking On Road With Permit
- Close To Cafes, Shops, and Seafront

