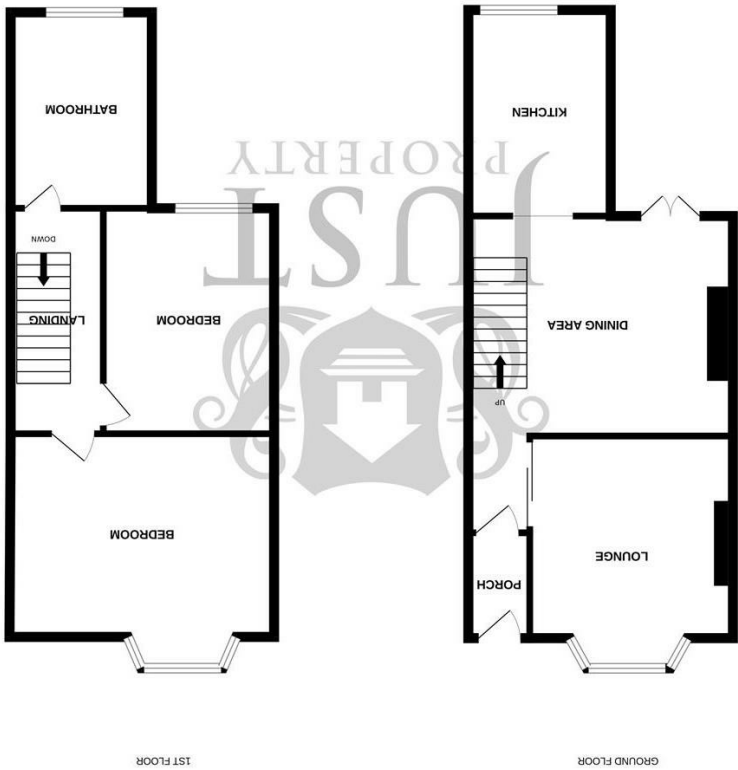
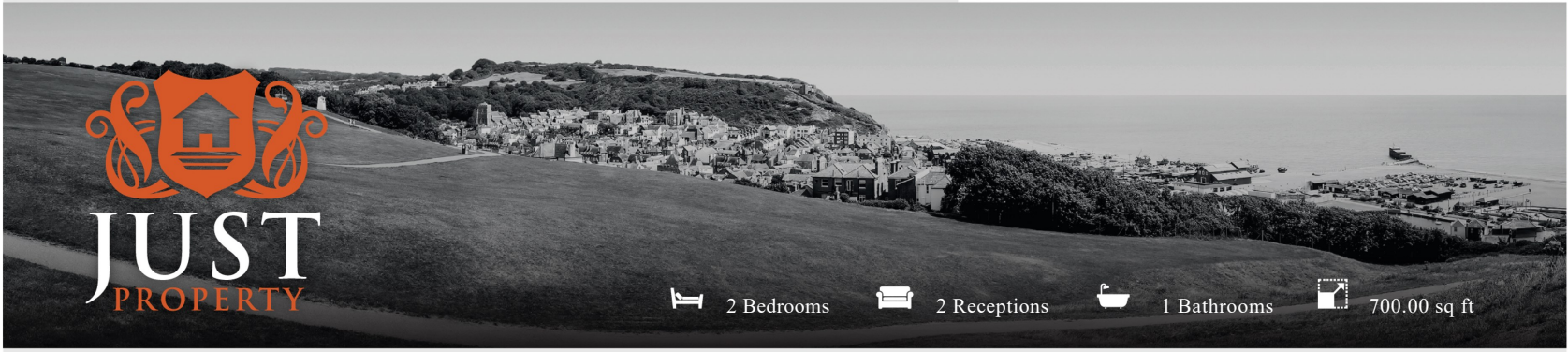




Energy Efficiency Rating			
EU Directive 2002/91/EC			
 88	 72	Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		Potential	



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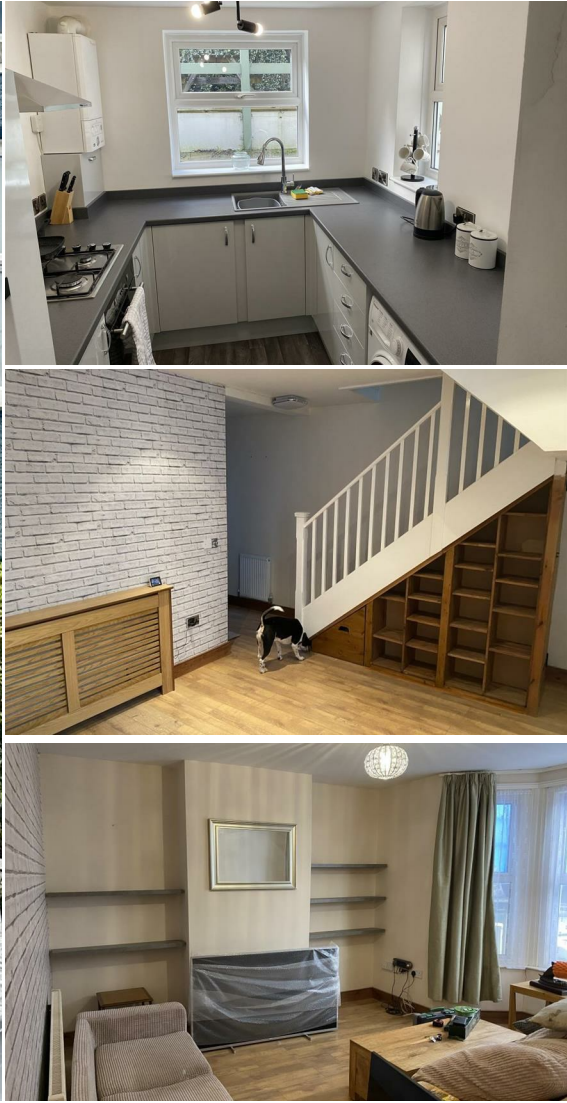


2 Bedrooms 2 Receptions 1 Bathrooms 700.00 sq ft

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

Freehold

£340,000





Freehold

£340,000



2 Bedrooms 2 Receptions 1 Bathrooms 700.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A beautifully presented and low-maintenance two-bedroom mid-terrace home, perfectly positioned in the heart of St Leonards-on-Sea—just moments from the mainline railway station and the vibrant St Leonards district. Renowned for its café culture, independent shops, acclaimed restaurants, galleries, and artistic community, St Leonards has become one of the most desirable coastal destinations in recent years, especially popular with London buyers thanks to its direct commuter links. The iconic seafront promenade is also within walking distance, while the long-established Kings Road Market adds to the area's appeal, running monthly through the summer for over 12 years and offering a lively mix of produce, street food, crafts and vintage finds.

The accommodation is in excellent order and filled with natural light. The inviting bay-fronted living room provides a bright and airy atmosphere, 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 balance of indoor and outdoor living with minimal upkeep.

Upstairs, the first floor offers two spacious double bedrooms, alongside a well-proportioned family bathroom located at the rear of the property.

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

Further benefits include gas-fired central heating, UPVC double-glazed windows, and the advantage of being chain free.

Viewing is highly recommended to fully appreciate this home's superb condition, ease of maintenance, and outstanding location close to the station and the heart of St Leonards.

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.