



**Railway Cottages**  
**St. Leonards-On-Sea, East Sussex TN38 0AW**  
**Guide price £225,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

# Railway Cottages, St. Leonards-On-Sea, East Sussex TN38 0AW

GUIDE PRICE £225,000- £250,000

A well-presented two-bedroom home with private courtyard garden , ideally positioned close to the coast.

This bright and welcoming property offers a fantastic opportunity for first-time buyers, downsizers or those seeking a seaside bolthole. The home is well maintained throughout, with a neutral finish that allows any buyer to move straight in and make it their own.

The ground floor provides a spacious living area, filled with natural light and offering a comfortable setting for both relaxing and entertaining. To the rear, is a family bath whilst a well-proportioned kitchen leads out to a private courtyard garden—perfect for enjoying the warmer months or hosting friends and family.

Upstairs, the property benefits from two good-sized bedrooms, both presented in excellent order, offering a calm and airy feel, with plenty of natural light and useful storage.

Externally, the courtyard garden provides a low-maintenance outdoor space, ideal for alfresco dining or simply unwinding.

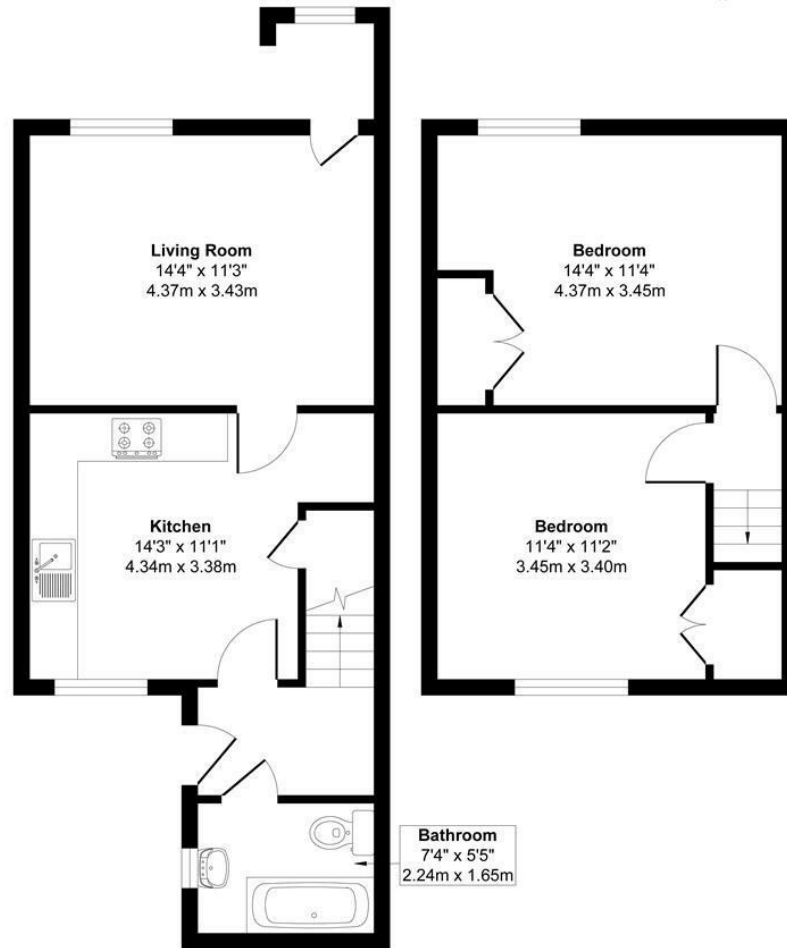
Located within easy reach of the seafront, local shops, and transport links, this property combines coastal living with everyday convenience.

- BRIGHT AND SPACIOUS LIVING AREA
- TWO GOOD-SIZED BEDROOMS
- EPC C
- IDEALLY LOCATED CLOSE TO THE SEAFRONT AND STATION
- MODERN KITCHEN WITH ACCESS TO GARDEN
- PRIVATE, LOW-MAINTENANCE SOUTH-FACING SUNNY REAR COURTYARD GARDEN
- TWO BEDROOM MID-TERRACE HOME
- COUNCIL TAX A
- PERFECT FOR FIRST-TIME BUYERS OR INVESTORS
- OFFERED CHAIN FREE



# Railway Cottages

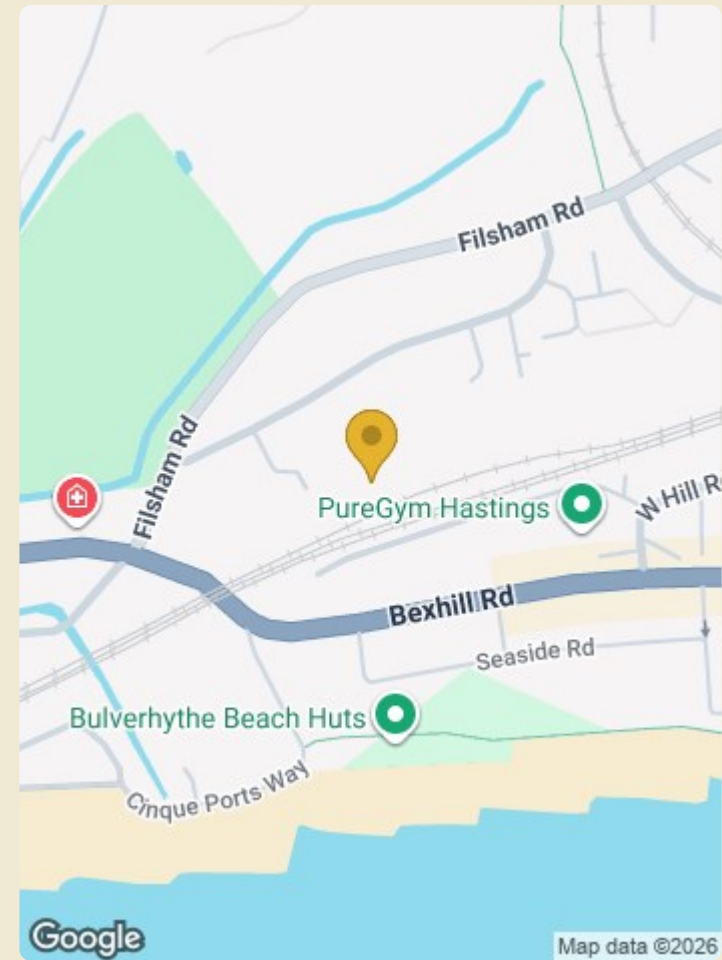
Approximate Gross Internal Floor Area  
746 sq. ft / 69.30 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		87	(81-91) <b>B</b>
(69-80) <b>C</b>	70		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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.

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