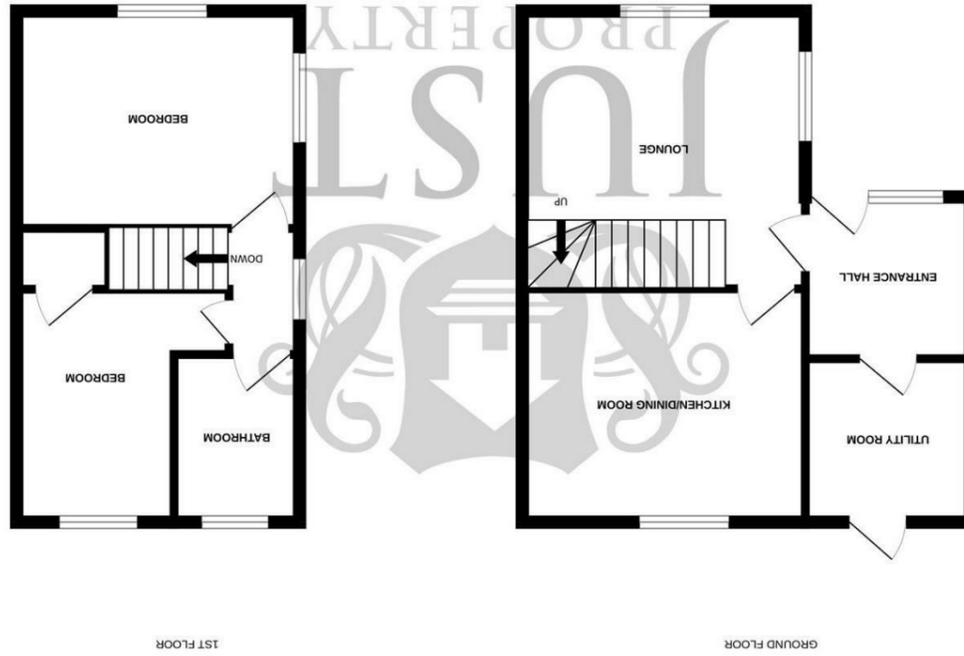


| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| Not energy efficient - higher running costs | (1-20) G |
| Current | 72 |
| Potential | 87 |



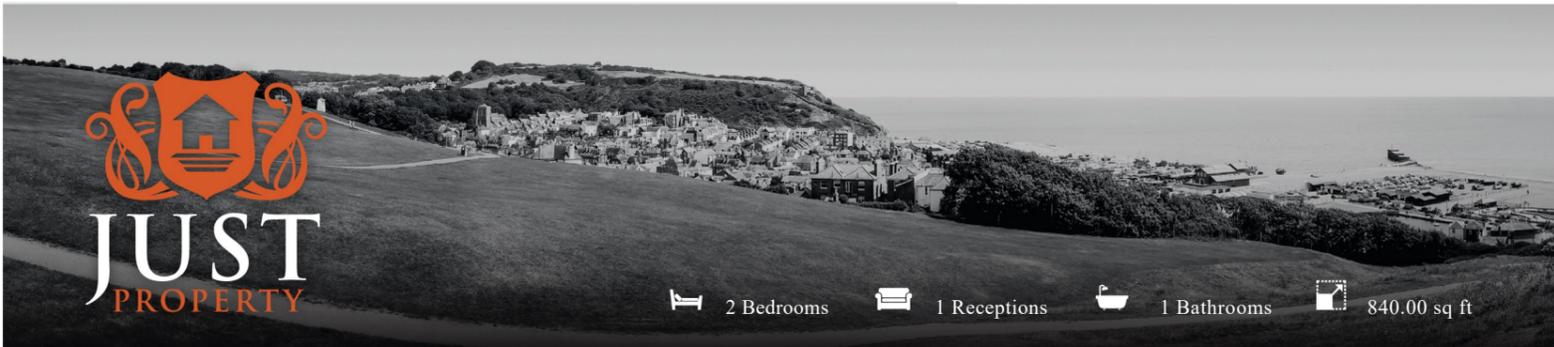
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such. Any services, fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 2025



FLOORPLANS

21, Muirfield Rise, St. Leonards-On-Sea, TN38 0XL

www.justproperty.net



21. Muirfield Rise, St. Leonards-On-Sea, TN38 0XL

Freehold

£265,000





2 Bedrooms 1 Receptions 1 Bathrooms 840.00 sq ft

PROPERTY DETAILS

A beautifully presented, chain-free two-bedroom semi-detached home in the highly sought-after Muirfield Rise, St Leonards.

This great property is conveniently located close to local schools, shops, bus routes, supermarkets, the seafront, St Leonards town centre, Hastings, and the vibrant Old Town.

Situated at the end of a quiet cul-de-sac, the home benefits from off-road parking and an attractive front garden. The accommodation has been thoughtfully extended to include a spacious entrance hallway with a useful utility room, leading into a comfortable family lounge and a modern fitted kitchen/dining room.

On the first floor, there is a principal double bedroom, a second bedroom, and a well-appointed family bathroom.

Externally, the property enjoys an enclosed rear garden with a patio area, perfect for outdoor entertaining.

Additional features include UPVC double glazing and gas-fired central heating.

This chain-free home is ideal for first-time buyers or those looking for a convenient and well-connected location. Viewing is highly recommended via the sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entrance Hallway

Utility Room
8'8" x 7'3" (2.66 x 2.22)

Kitchen / Dining Room
12'5" x 10'3" (3.80 x 3.13)

Family Lounge
12'9" x 12'6" (3.89 x 3.82)

Stairs To Landing

Bedroom
12'4" x 9'8" (3.78 x 2.95)

Bedroom
10'3" x 6'0" (3.14 x 1.85)

Bathroom
7'6" x 6'4" (2.29 x 1.94)

Front Garden

Off Road Parking

Patio

Rear Garden

FEATURES

- CHAIN FREE
- Two Bedrooms
- Family Lounge
- Utility Room and Storage
- Rear Patio
- Off Road Parking
- Close To Schools and Shops
- Popular Filsham Valley Location
- Fitted Kitchen /Dining Room

