

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	81



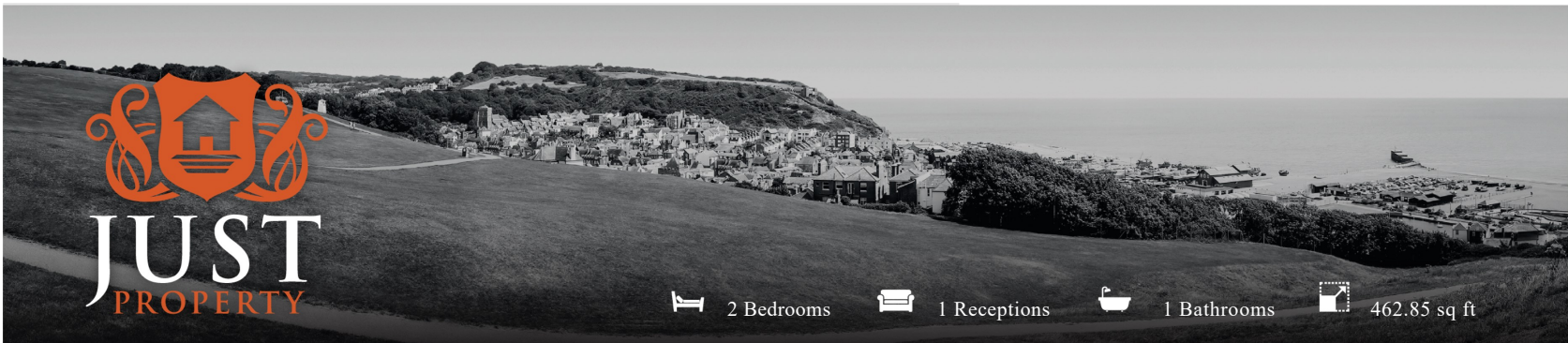
What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and appliances shown are not intended to be used as a warranty. The agent's liability is limited to the amount of the purchase price. The agent's liability is limited to the amount of the purchase price. The agent's liability is limited to the amount of the purchase price.



# FLOORPLANS

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

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms 1 Receptions 1 Bathrooms 462.85 sq ft

Freehold

# £325,000

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





## PROPERTY DETAILS

If you are looking for a beautiful two bedroom cottage in a fantastic St. Leonards location, then look no further.

Positioned within easy walking distance of the mainline railway station, the wonderful seafront and promenade leading into Hastings Old Town, this charming home is perfectly placed to enjoy everything the area has to offer. The vibrant Mercatoria area of St. Leonards is nearby, renowned for its independent coffee shops, boutiques, restaurants and the fantastic independent cinema.

Offered to the market chain free, this delightful cottage boasts stunning William Morris-inspired interiors throughout and is an absolute joy to view.

The accommodation comprises a cosy family lounge leading through to a beautifully handcrafted wooden kitchen with built-in appliances and ample dining space. To the first floor there is a spacious double bedroom, a further single bedroom and a stylish Jack and Jill shower room/WC accessed from both rooms.

Externally, the property enjoys a wonderfully attractive courtyard-style garden with established plants and shrubs, creating the perfect setting for al fresco dining while enjoying the afternoon and evening sun.

Further benefits include gas fired central heating and the property is offered for sale chain free through the vendors' sole agents, Just Property.

## ROOM DIMENSIONS

Front Door

Living Room  
10'6" x 9'10" (3.22 x 3.01)

Kitchen and Dining Room  
10'5" x 8'10" (3.18 x 2.70)

Stairs Up To Landing

Bedroom  
10'6" x 10'2" (3.22 x 3.11)

Bedroom  
10'6" x 8'8" max (3.22 x 2.65 max)

Jack & Jill Shower / WC

Courtyard Garden

## FEATURES

- CHAIN FREE
- Two Bedrooms
- Gorgeous Courtyard Garden
- William Morris Inspired Interiors
- Walking Distance From Cafes, Shops and Seafront
- St Leonards Train Station Closeby
- Beautiful Fitted Handmade Wooden Kitchen
- Gas Central Heating
- Jack & Jill Shower Room / WC

