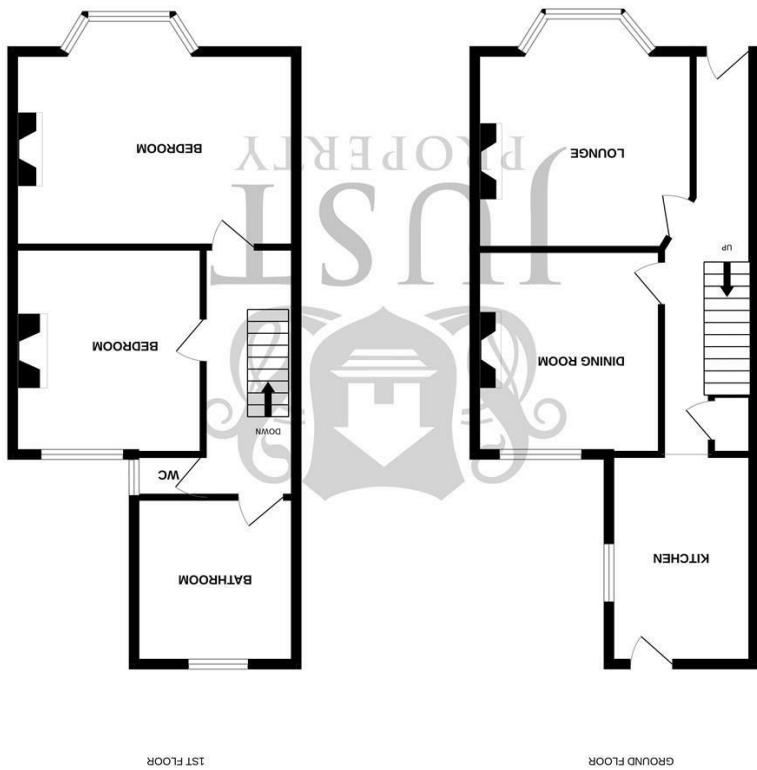
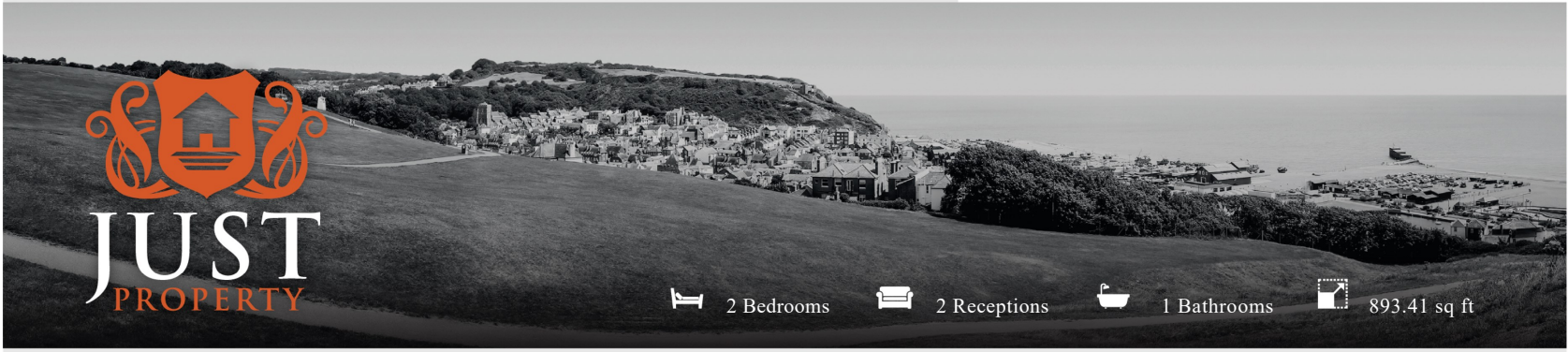




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
71		84



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25 Alma Villas, St. Leonards-On-Sea, TN37 6QU

Freehold

£284,950





Freehold

£284,950



2 Bedrooms



2 Receptions



1 Bathrooms



893.41 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented and exceptionally charming two double bedroom period home, ideally positioned in the highly sought-after Silverhill area of Upper St Leonards.

This attractive property is ideally located close to a range of local amenities, including shops, a post office, and a supermarket, and is just a short stroll from the stunning Alexandra Park, offering acres of green space and woodland. Both Hastings, with its historic Old Town, and St Leonards, with its vibrant seafront and independent cafés, are within easy reach.

The accommodation is well laid out and full of character. A welcoming entrance hallway leads to a bay-fronted lounge, a separate dining room, and a well-proportioned fitted kitchen with access to the rear garden. There is also a useful understairs storage area.

Upstairs, off the galleried landing, you'll find two beautifully presented double bedrooms, a modern fitted bathroom, and a separate WC.

Externally, the property enjoys a well-established rear garden, offering a bright and private space ideal for entertaining, gardening, or al fresco dining. Additional benefits include original fireplaces, other period features, EPC rating of C, UPVC double glazing, gas-fired central heating with HIVE app, and recent external redecoration to the rear of the property.

This is a wonderful opportunity to secure a stylish period home in a highly desirable area. Viewing is highly recommended via the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Hallway

Family Lounge
13'6" x 12'4" (4.14 x 3.76)

Dining Room
10'5" x 9'8" (3.20 x 2.97)

Under Stairs Storage

Kitchen
11'6" x 8'0" (3.51 x 2.44)

Stairs Up To

Landing

Bedroom
15'8" x 11'1" (4.80 x 3.40)

Bedroom
10'5" x 9'10" (3.20 x 3.00)

Bathroom

7'10" x 7'10" (2.41 x 2.41)

WC

Front Garden

Rear Garden

FEATURES

- Mid Terraced Period Property
- Two Double Bedrooms
- Fitted Kitchen
- Lovely Rear Garden
- Two Reception Rooms
- Many Original Features
- Nice Residential Area in St Leonards
- Bathroom and Seperate WC
- Hive App
- EPC Rating C



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.