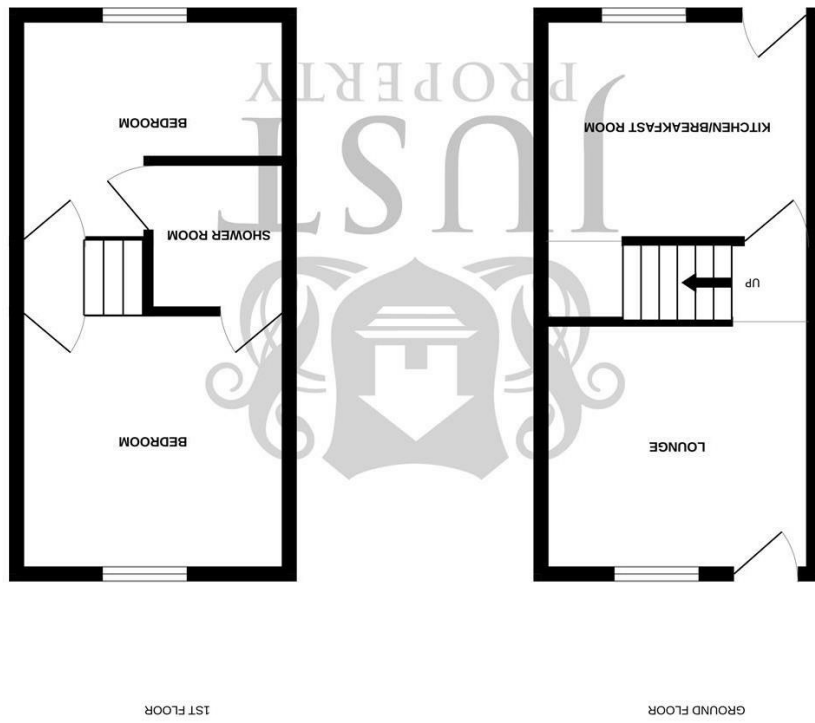


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential

Energy Efficiency Rating



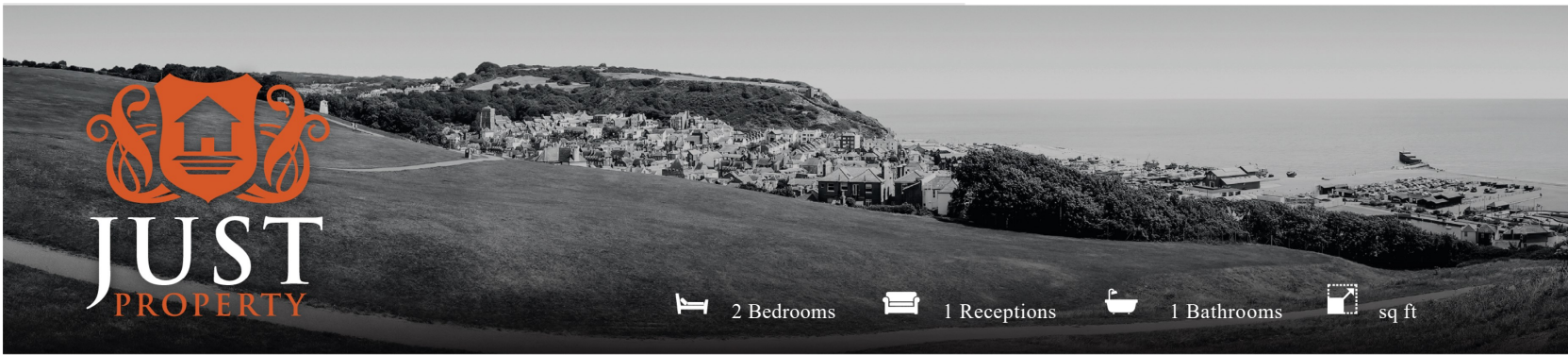
What every agent has made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and appliances should be taken and used as such. As an agent, we do not warrant the accuracy of the floorplan contained here, measurements of doors, windows and appliances should be taken and used as such. As an agent, we do not warrant the accuracy of the floorplan contained here, measurements of doors, windows and appliances should be taken and used as such. As an agent, we do not warrant the accuracy of the floorplan contained here, measurements of doors, windows and appliances should be taken and used as such.



FLOORPLANS

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

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms sq ft

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

Freehold

£325,000





Freehold

£325,000

2 Bedrooms

1 Receptions

1 Bathrooms

sq ft

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

