



**40 Shepherd Street, St. Leonards-On-Sea TN38 0ET  
£975 PCM**

A stylish top floor two bedroom apartment in the heart of trendy St Leonards on Sea. This modern flat has lovely roof top views and is bright throughout. There are original sash windows and spacious rooms.

Available from May 10th, unfurnished, for a long term let.



- Fabulous Central Top Floor Apartment
- Convenient to all Amenities, Train Station, and Seafront
- Two Double Bedrooms
- Available Long Term from May 10th
- Excellent Condition and Modern Style
- Open Plan Living Room & Kitchen
- Modern Bathroom

## Location

The location of this apartment is perfect for those looking to enjoy the hustle and bustle of this popular seaside town. You'll benefit from a quiet home tucked away at the top of a well maintained building with effective inter floor sound proofing. This flat makes a great place for professionals to relocate from London and those seeking the sanctuary of living by the sea.

You are literally a short stroll to the seafront with its plethora of cafes and restaurants. There are some fantastic boutiques, antiques shops, and art galleries locally. Warrior Square station is conveniently located at the opposite end of Kings Road.

## The Apartment

### Entrance Hall

With a secure communal intercom system, go through the main door and up the artistic stairwell. The entrance to the flat leads into a bright hallway. Cupboard with combination electrical boiler.



### Open Plan Living Room & Kitchen (4.62m x 3.53m)

A lovely light, south facing open plan living room and kitchen. Generous sized space and it has an eye-catching kitchen along one wall with a built in fridge freezer; microwave; washing machine; oven and hob. There are three large traditional sash windows and an oak laminate wood flooring.



### Main Bedroom (3.29m x 3.22m)

Excellent sized main bedroom with ample room for king sized bed and furniture. Large traditional sash windows and fitted beige carpet.



### Bedroom 2 (3.75m x 2.99m)

Good sized second bedroom. Fitted carpet.

### Bathroom

Modern bathroom suite with bath, power shower over with thermostat controls, integrated butler style wash basin, and integral W.C.



## The Details

Energy efficient electrical heating and hot water system with combination boiler; double glazed sash windows.

Built in fridge freezer.

Highly effective inter floor sound proofing throughout the building.

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EPC D

Council Tax Band A

Permit and street parking

