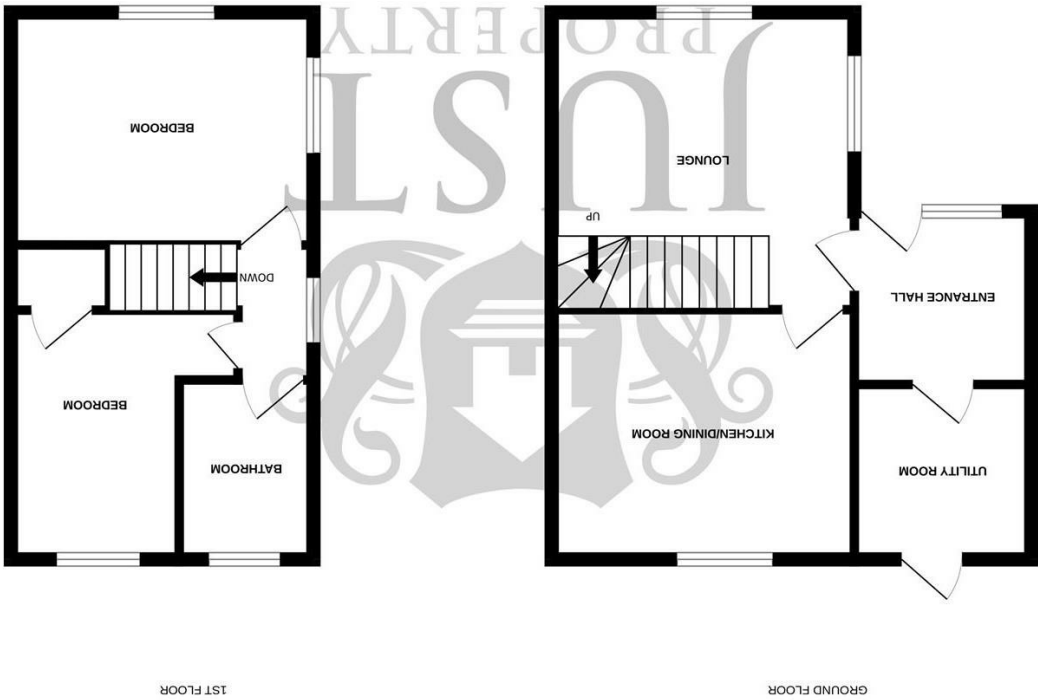




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

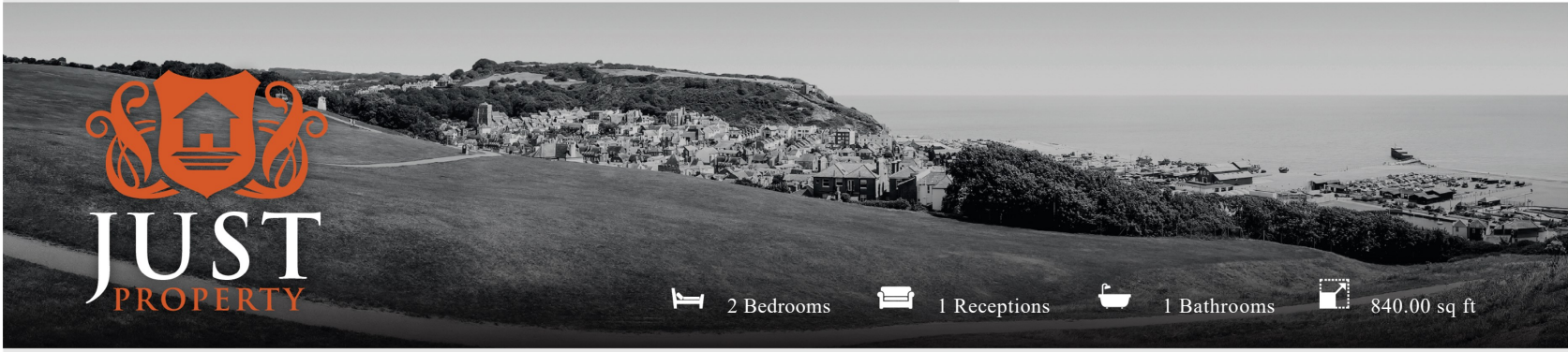
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England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		72
		87
Energy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



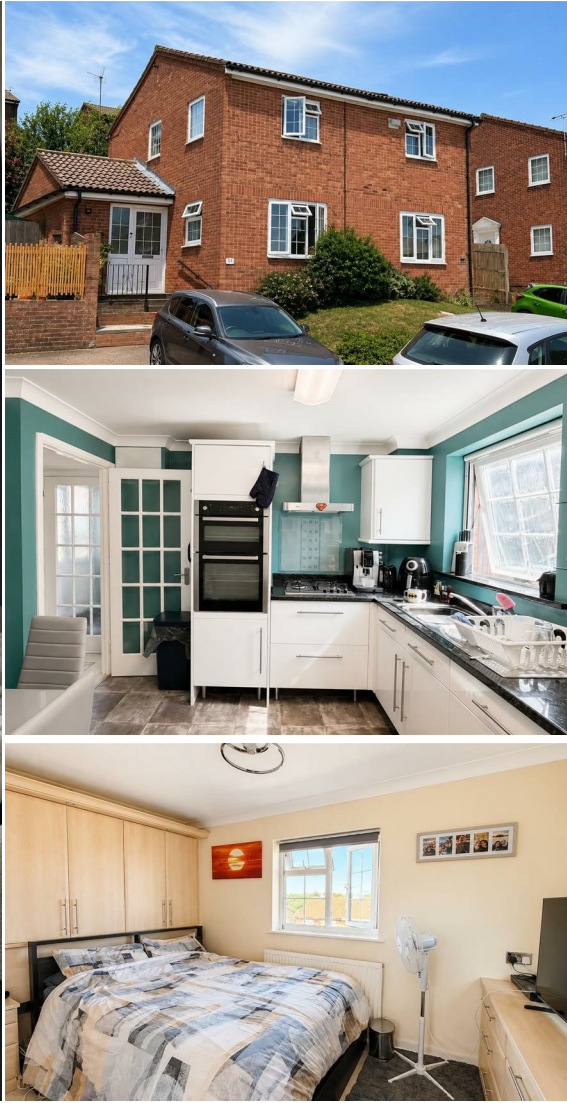
www.justproperty.net



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

Freehold

£245,000





Freehold

£245,000



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	Off Road Parking
Entrance Hallway	Patio
Utility Room 8'8" x 7'3" (2.66 x 2.22)	Rear Garden
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	

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



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.