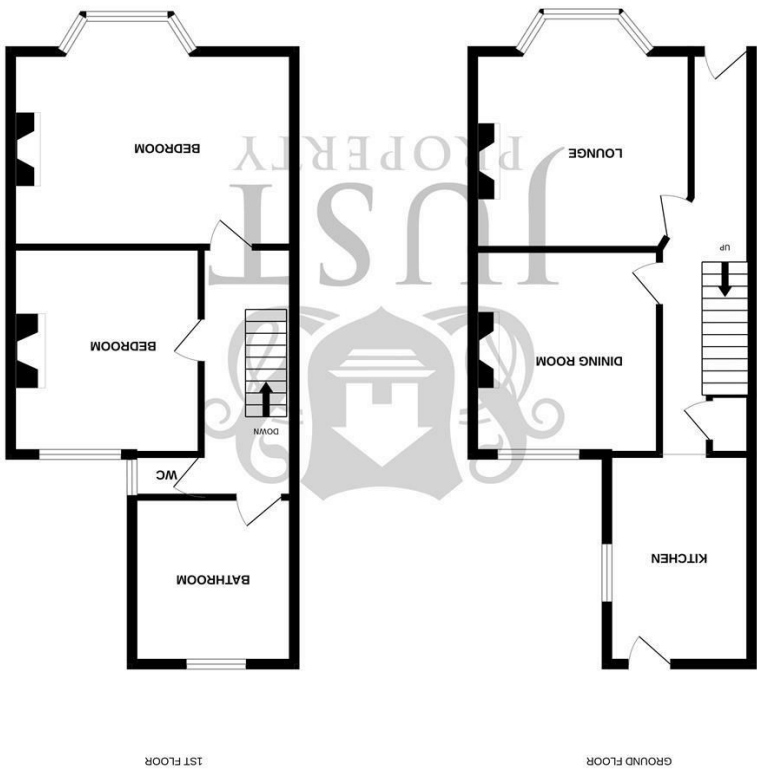
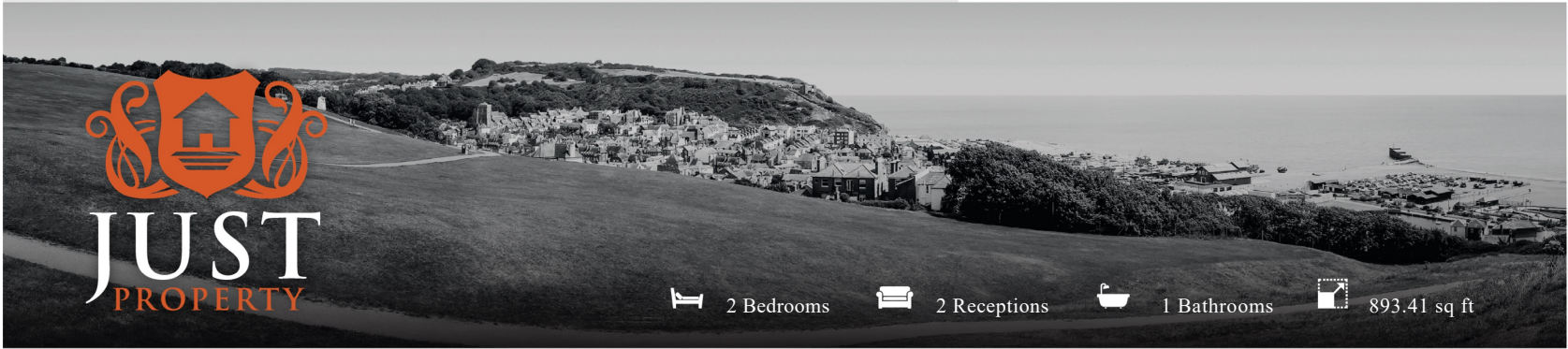




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		Potential
		Current
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	71
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 893.41 sq ft

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

Freehold

£275,000





Freehold

£275,000

2 Bedrooms 2 Receptions 1 Bathrooms 893.41 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £275,000

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	Bathroom
Hallway	7'10" x 7'10" (2.41 x 2.41)
Family Lounge	WC
13'6" x 12'4" (4.14 x 3.76)	Front Garden
Dining Room	Rear Garden
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)	

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

