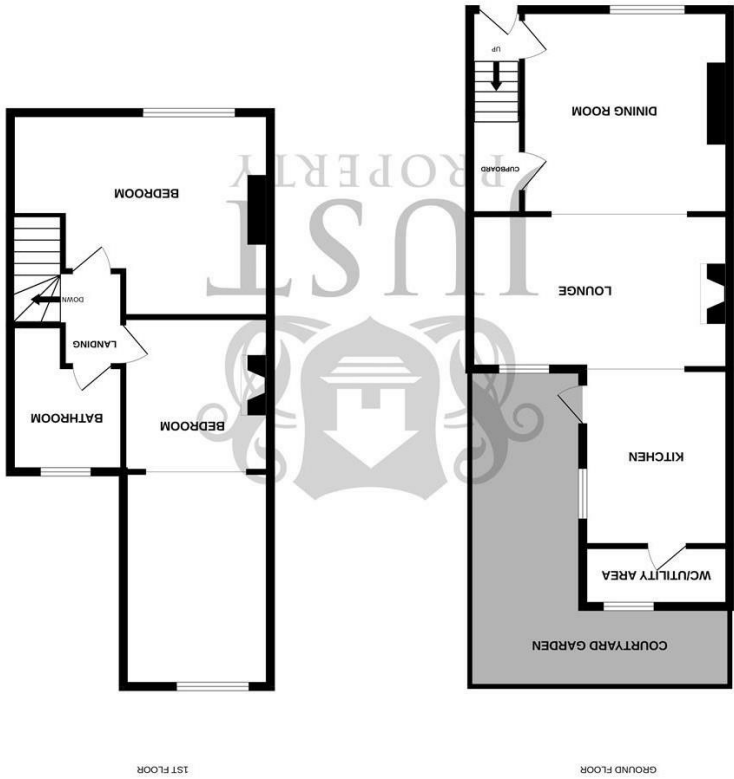
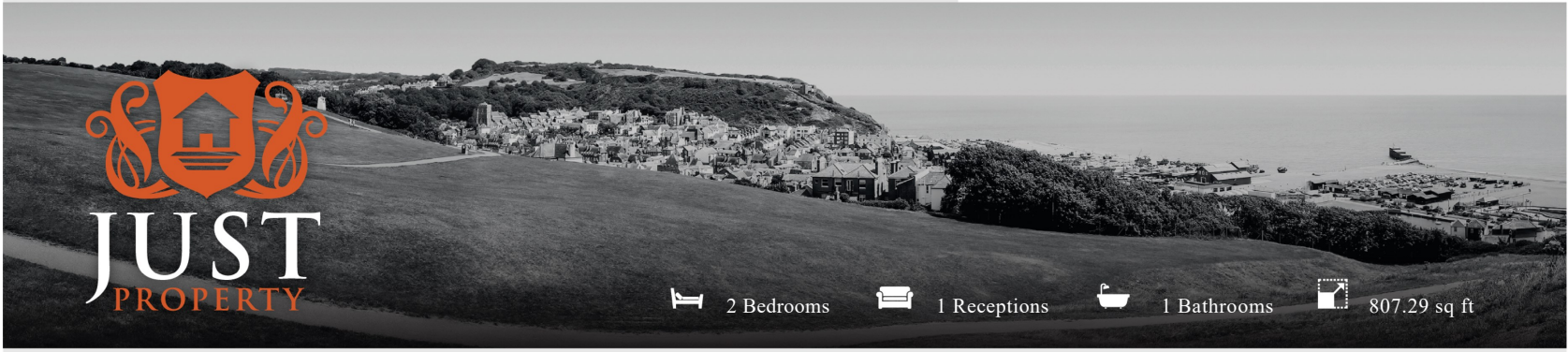




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
 8170		Very energy efficient - lower running costs
	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
		Not energy efficient - higher running costs



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2 Bedrooms | 1 Receptions | 1 Bathrooms | 807.29 sq ft

Freehold

£315,000

8 Chievely Cottages Gillsmans Hill, St. Leonards-On-Sea, TN38 0SS





Freehold

£315,000

2 Bedrooms 1 Receptions 1 Bathrooms 807.29 sq ft

PROPERTY DETAILS

Tucked away in the charming and sought-after Gillsmans Hill area of St Leonards, Chievely Cottages is a delightful two-bedroom terraced period cottage that effortlessly blends timeless character with modern comfort.

Believed to date back to pre-1900s, this beautifully presented home is brimming with period charm, featuring exposed beams, a wood-burning stove, and an abundance of natural light throughout. Set within a picturesque row of characterful homes, this cottage also boasts the rare benefit of off-road parking, a true asset in this location.

The accommodation is both generous and thoughtfully laid out. You enter via a welcoming entrance hall into a spacious open-plan lounge/diner, which enjoys a bright dual-aspect outlook and offers the perfect space for relaxing or entertaining. A modern fitted kitchen serves the home well and provides access to the rear courtyard garden via a single patio door — ideal for al fresco dining or morning coffee.

The ground floor also features a convenient WC/utility room, adding further practicality to this charming home.

Upstairs, a central landing leads to two well-proportioned double bedrooms. The principal bedroom offers a serene green, leafy outlook, while the rear-facing bedroom overlooks the quiet courtyard garden and provides ample space for a home study or dressing area if desired. A spacious family bathroom completes the first-floor layout, featuring a bathtub and separate shower for added convenience.

Outside, the private courtyard garden offers a low-maintenance and tranquil retreat, perfect for relaxing or entertaining in the warmer months.

This is a wonderful opportunity to secure a charming period home in a peaceful yet well-connected location, just a short distance from local amenities, transport links, mainline station & the seafront.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.



ROOM DIMENSIONS

- Front Door
- Entrance Hall
- Open Plan Lounge/Dining Room
22'0" x 14'3" (6.73m x 4.35m)
- Kitchen
8'11" x 8'7" (2.73m x 2.64m)
- Downstairs WC/Utility Area
- Stairs To First Floor
- Landing
- Bedroom
14'2" x 11'8" (4.34m x 3.58m)
- Bedroom
8'2" x 19'9" (2.50m x 6.02m)
- Family Bathroom
- Rear Courtyard Garden
- Off-Road Parking

FEATURES

- Delightful Period Cottage
- Excellent Location Nearby Transport Links, Mainline Station & Amenities
- Two Double Bedrooms
- Period Features
- Off-Road Parking
- Rear Courtyard Garden
- Accommodation Spanning Two Floors
- Open Plan Lounge/Diner With Modern Fitted Kitchen
- Family Bathroom With Bath & Separate Shower
- Council Tax Band - B



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.