



OAKFIELD



Gillsmans Hill, St. Leonards, TN38 0SS

Price Guide £295,000



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This recently modernised and well-presented two-bedroom, two reception room period cottage is ideally positioned in a leafy St. Leonards location.

The accommodation is arranged over two floors and comprises a welcoming living room featuring an attractive brick fireplace and double doors opening into the dining room, which also benefits from a brick fireplace and flows seamlessly into the kitchen. Exposed wooden floorboards run throughout the ground floor, adding character and warmth to the space.

Externally, the property enjoys a small courtyard garden. To the first floor, there are two well-proportioned double bedrooms along with a family bathroom. In addition, there is a useful loft room with a Velux window, offering flexible additional space.

Tucked away at the end of a charming terrace, the property is within easy reach of a local shop, with further amenities available at nearby Bohemia. It is also conveniently situated within walking distance of the vibrant hub of St. Leonards-on-Sea, offering a range of shopping and leisure facilities, as well as a mainline railway station providing excellent transport links.





Living Room

14'3 x 10'1 (4.34m x 3.07m)

Dining Room

14'3 x 9'10 (4.34m x 3.00m)

Kitchen

14'3 x 6'7 (4.34m x 2.01m)

Bedroom One

11'3 x 9'10 (3.43m x 3.00m)

Bedroom Two

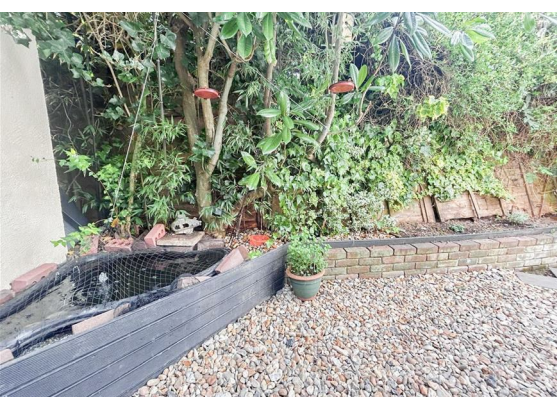
10'1 x 8'5 (3.07m x 2.57m)

Loft Room

13'6 x 8'6 (4.11m x 2.59m)

Bathroom

Council Tax Band B - £2,081.78 Per annum



Floor Plan

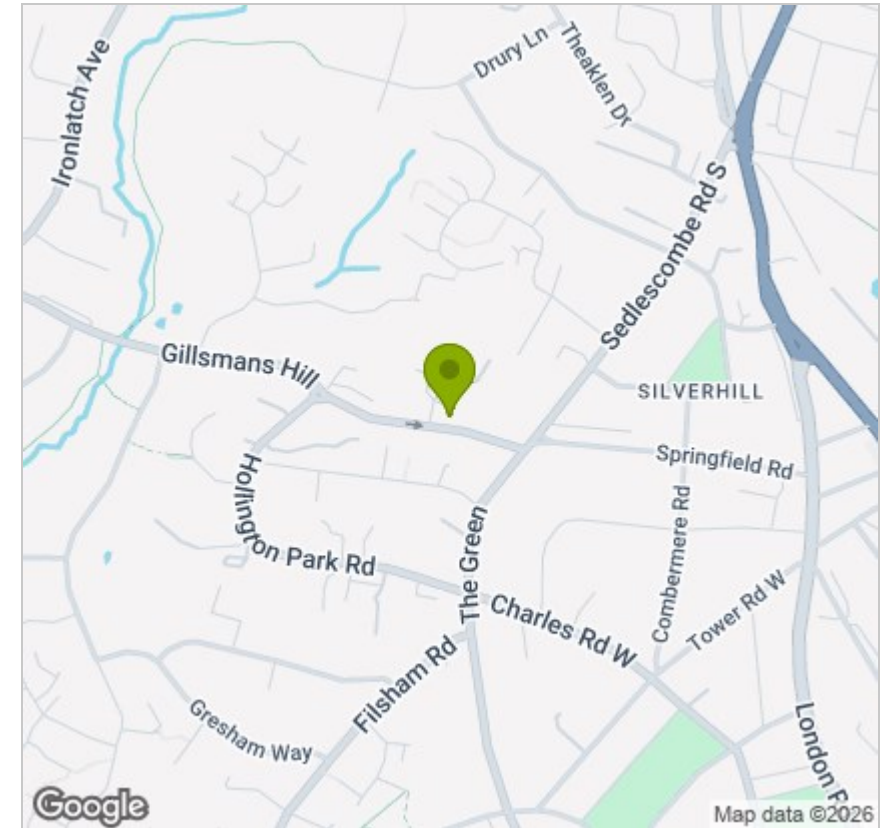


Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

