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Wentworth Way, St Leonards on Sea, TN38 0XG

£1,200 Per Calendar Month





# Oliver & Bailey

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Entrance hallway

Kitchen/Diner  
12'5" x 10'2" (3.81m x 3.10m)

Living Room  
12'5" x 9'10" (3.81m x 3.00m)

First floor landing

Bedroom One  
12'5" x 9'8" (3.81m x 2.95m)

Bedroom Two  
10'2" x 6'0" (3.12m x 1.83m)

Bathroom  
7'4" x 6'0" (2.24m x 1.85m)

Private garden



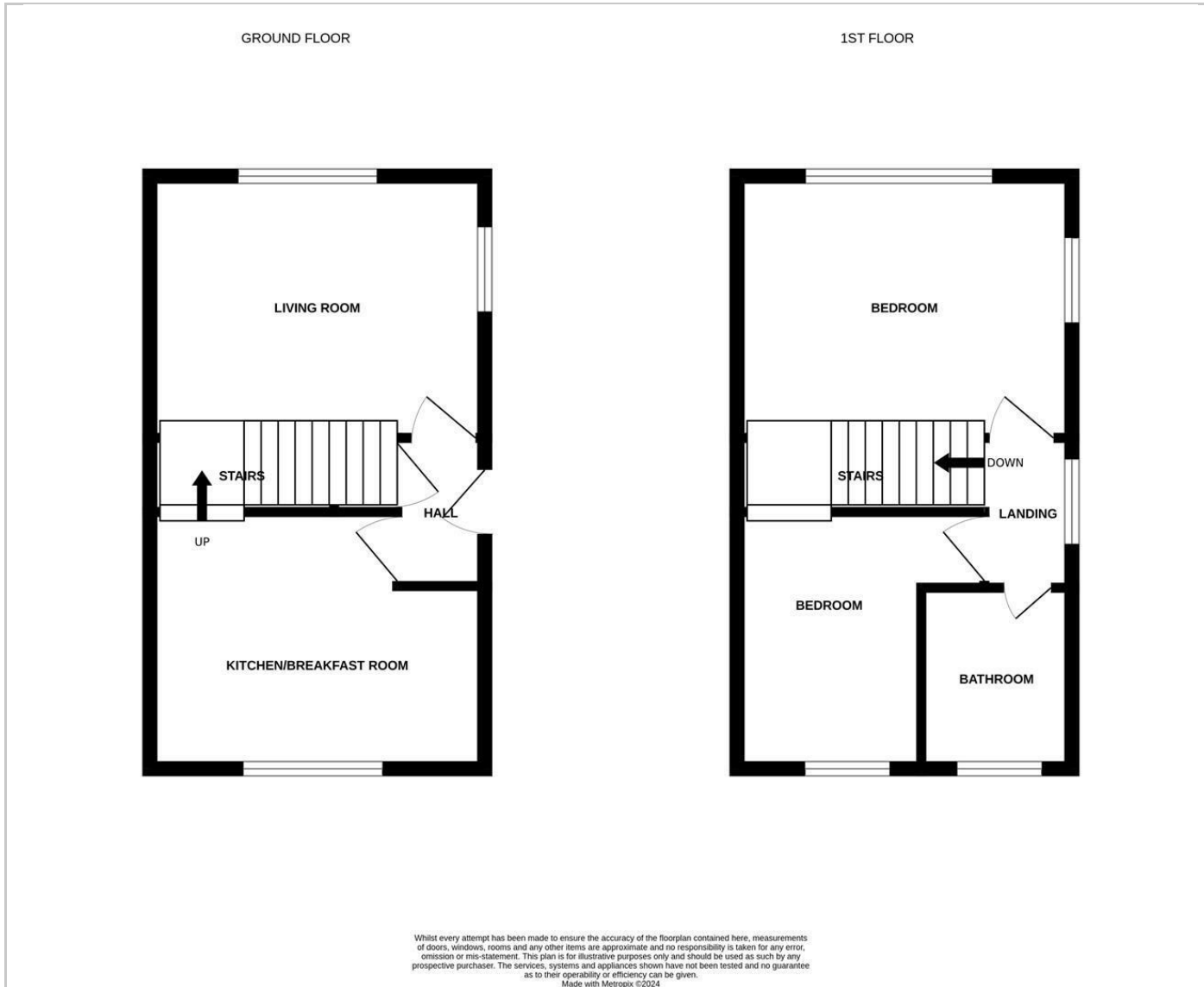
Furnished Options: Unfurnished  
Council Tax Band: B  
Available Date: 3rd June 2024

WELL PRESENTED TWO BEDROOM HOUSE... Call Acacia or Ellie at Oliver & Bailey to view this two bedroom house located in St Leonards on Sea, the property is positioned in a popular residential area close to local amenities. The property is neutrally decorated throughout and comprises a good sized living room, modern fitted kitchen with dining area, two good sized bedroom and bathroom with shower over bath, externally the property offers a good sized rear garden and driveway parking.

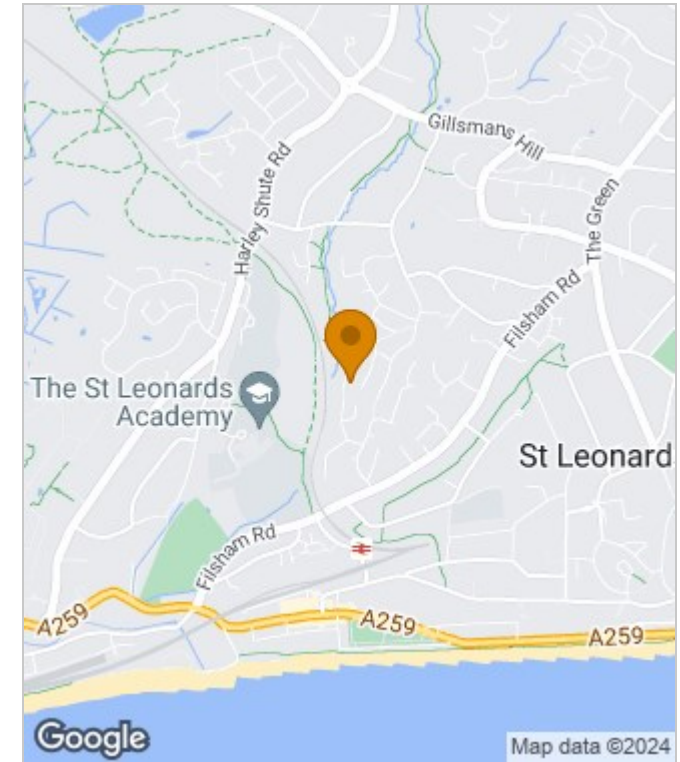
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# FLOORPLAN



# AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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