







Oliver & Bailey

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Living room with open plan kitchen 17'3" x 12'7" (5.28m x 3.84m)

Bedroom

12'0" x 11'1" (3.68m x 3.38m)

Shower Room

6'0" x 5'2" (1.85m x 1.60m)

Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 26th July 2024

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WELL PRESENTED TOP FLOOR FLAT... Call Acacia or Ellie at Oliver & Bailey Lettings to view this one bedroom, top floor apartment. Located in St Leonards on Sea the property is walking distance to Kings Road with cafes, local shops and Warrior Square Station with direct links to London Victoria, the property is also only moments away from the sea front promenade. The property has recently been recently refurbished to a high standard throughout and comprises entrance hallway, living room with open plan modern fitted white gloss kitchen with integrated oven and hob, double bedroom and shower room.

Further benefits are gas central heating and double glazing.

FLOORPLAN AREA MAP SILVERHILL Amherst Rd St Leonard A259 A259 Google Map data @2024 **Energy Efficiency Rating** (92 plus) 🔼 68 68 Not energy efficient - higher running costs **England & Wales** England & Wales

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