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Avondale Road, St. Leonards-On-Sea, TN38 0SB

£1,200 Per Calendar Month





# Oliver & Bailey

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**Entrance hallway**

**Living room**  
14'7" x 14'7" (4.45m x 4.45m)

**Kitchen**  
14'2" x 8'9" (4.32m x 2.67m)

**Bedroom One**  
12'4" x 11'8" (3.78m x 3.58m)

**Bedroom Two**  
10'5" x 9'3" (3.20m x 2.84m)

**Bathroom**

**Private garden**

**Off road parking for one car**



**Furnished Options: Unfurnished**

**Council Tax Band: C**

**Available Date: 26th July 2024**

# Oliver & Bailey

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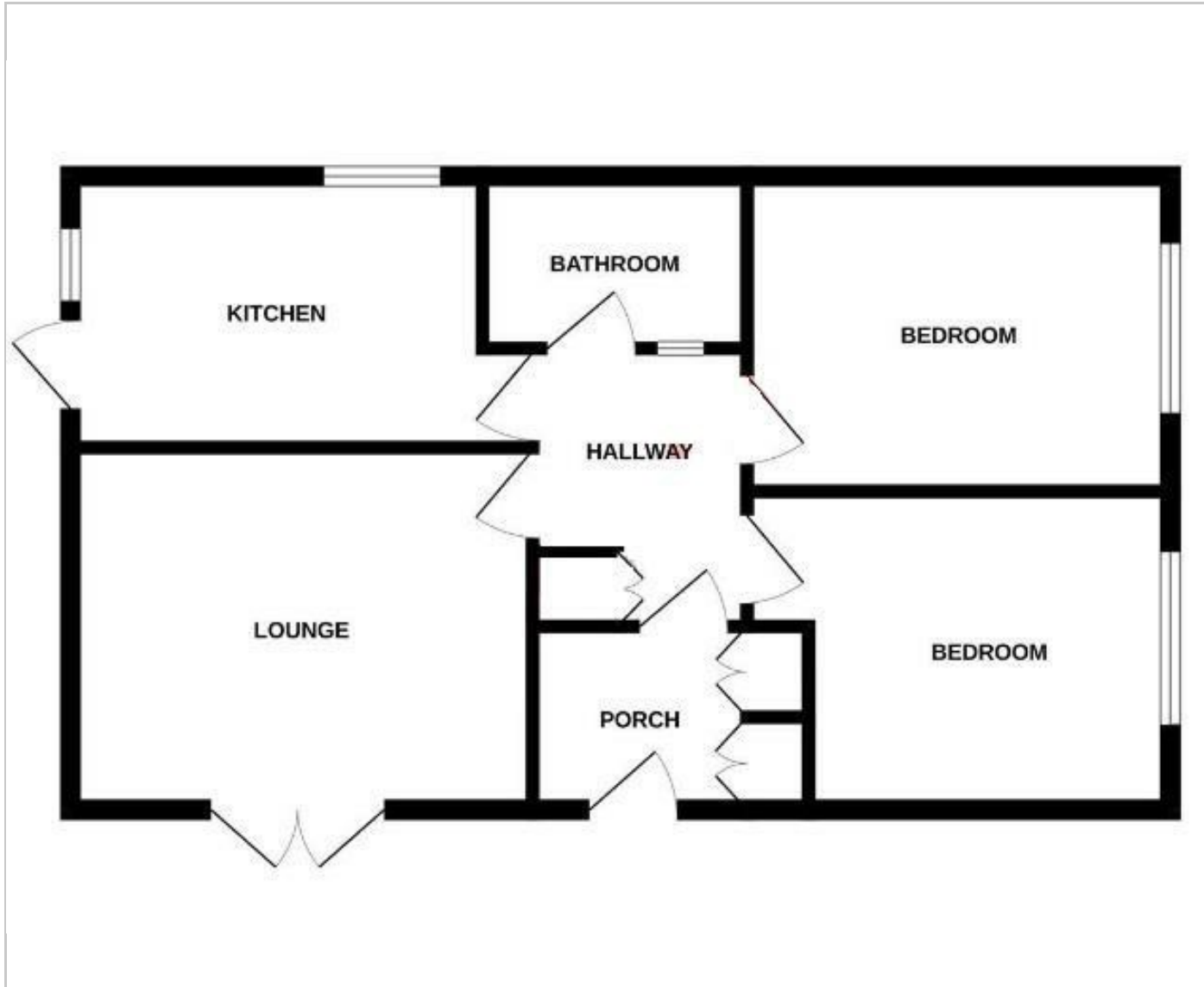
**GARDEN APARTMENT IN POPULAR WEST ST LEONARDS LOCATION... Call Acacia or Ellie at Oliver & Bailey to view this well presented two bedroom ground floor apartment.**

Located in West St Leonards, the property is positioned on a no through road close to local amenities and bus routes to Hastings Town Centre.

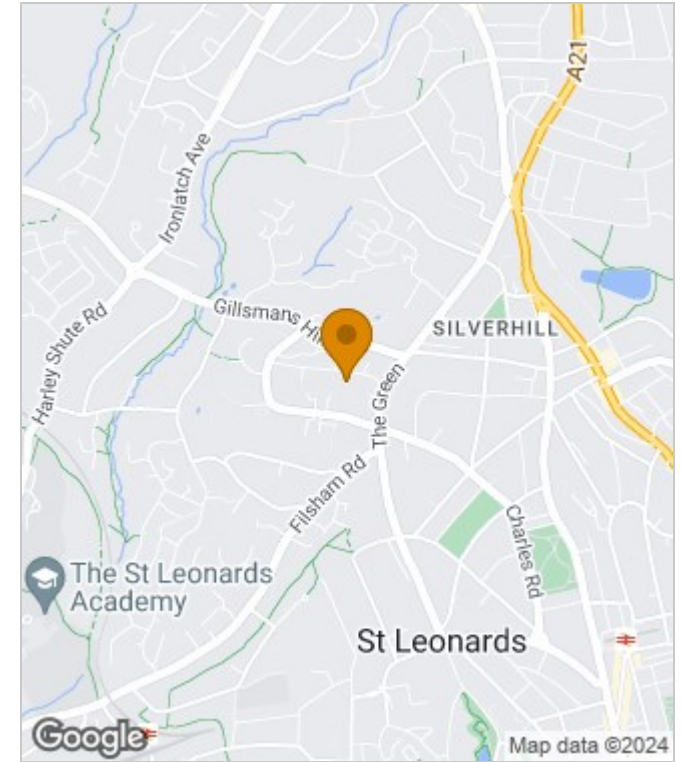
The apartment offers spacious accommodation throughout and comprises a spacious living room with patio doors into a private rear garden, there is a modern fitted kitchen with integrated oven/hob, two double bedrooms and bathroom with shower over bath.

Further benefits are gas central heating, double glazing and off road parking.

## FLOORPLAN



## AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	76
England & Wales		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			
England & Wales		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.