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Combermere Road, St. Leonards on sea, TN38 0RS

£1,245 Per Calendar Month



# Oliver & Bailey

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**Hallway****Living Room**

18'10" x 11'8" (5.76m x 3.57m)

**Kitchen****Bedroom One**

9'8" x 10'8" (2.96m x 3.26m)

**Bedroom Two**

10'4" x 11'6" (3.16m x 3.53m)

**Bathroom**

7'11" x 5'1" (2.43m x 1.55m)



**Furnished Options: Unfurnished**

**Council Tax Band: A**

**Available Date: 30th August 2024**

# Oliver & Bailey

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**NEWLY REFURBISHED TWO BEDROOM APARTMENT...** Call Acacia or Ellie at Oliver & Bailey lettings to view this extremely well presented two bedroom top floor apartment.

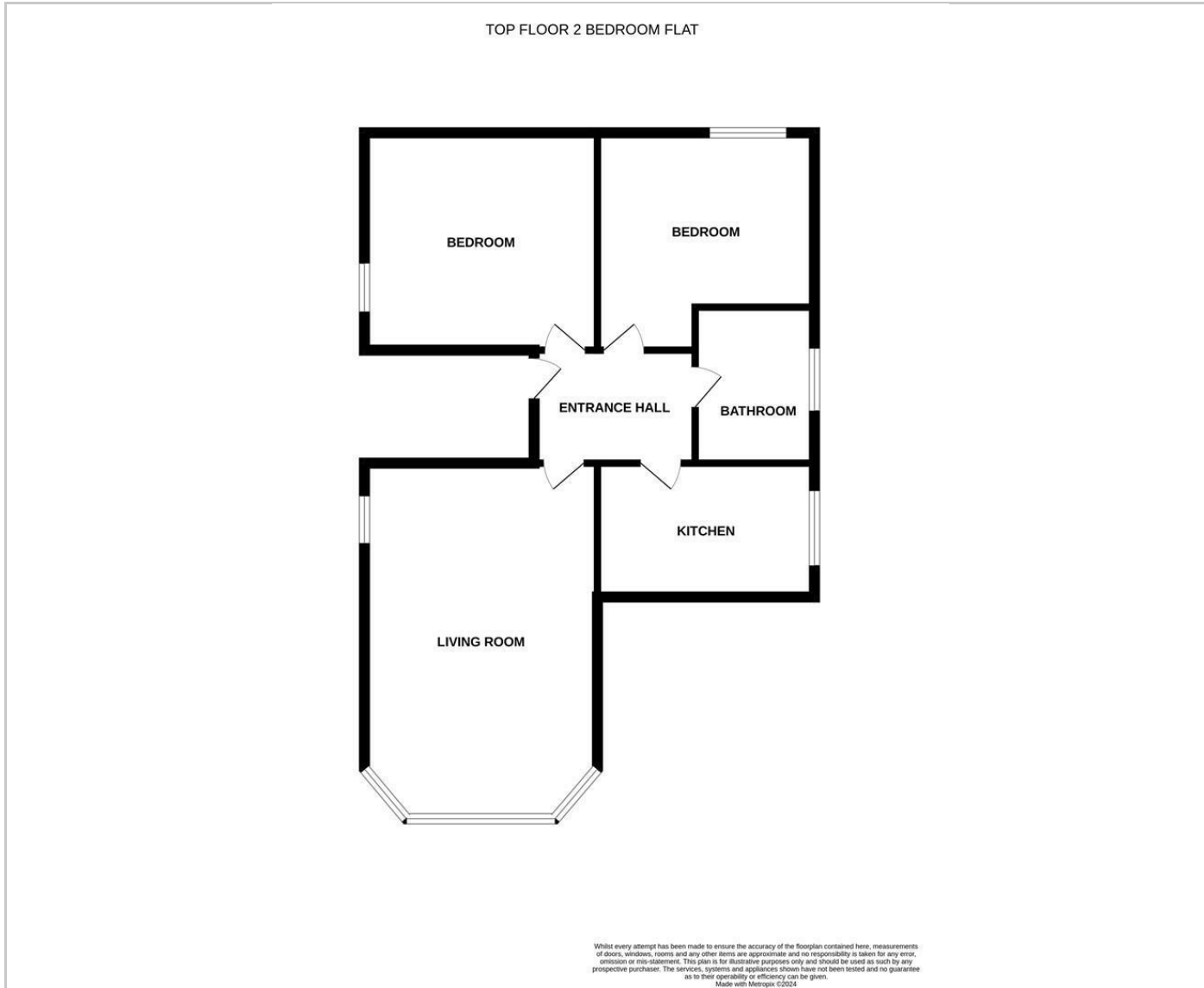
The apartment is located in Combermere Road, walking distance to St Leonards Warrior Square and West St Leonards Train Station with direct links to Brighton, London and Ashford. It is also walking distance to the Sea Front Promenade and Local Amenities.

Tastefully finished to a high specification throughout, the apartment comprises a newly fitted kitchen with integrated appliances, a good sized living room and two double bedrooms one with a built in wardrobe space, there is also a newly fitted bathroom with shower over bath.

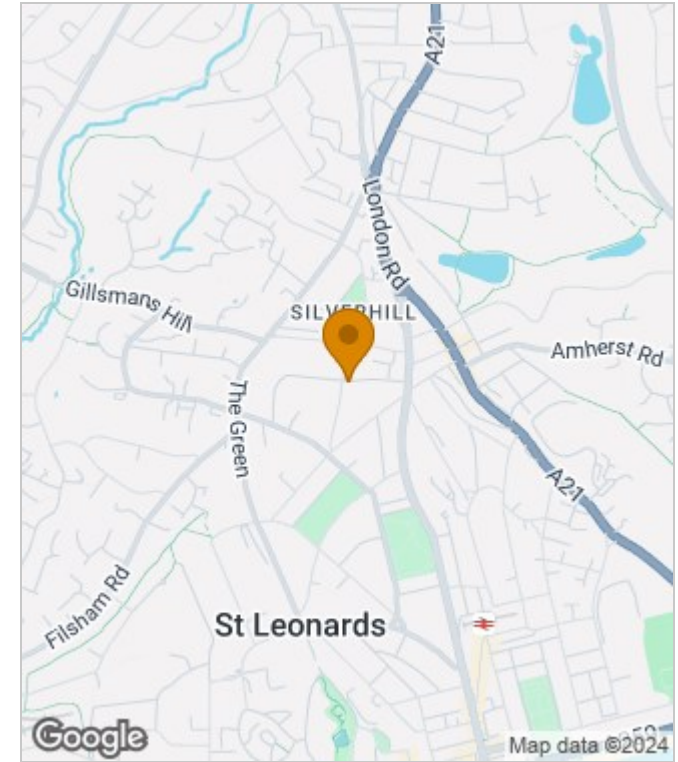
Further benefits to the property are column radiators, double glazing and EPC rating of D.

Early viewing is highly recommended to appreciate the accommodation has to offer in this special apartment.

# 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	78
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	

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