



 5  2  1  C

Coxswain Gardens, St. Leonards-on-Sea, TN38 8BS

£2,195 Per Calendar Month



Oliver & Bailey

01424 834000 | 01424 533 555

Info@oliverbaileylettings.co.uk
www.oliverbaileylettings.co.uk

Entrance hallway

Cloakroom

Bedroom Five/ Reception Room

16'2" x 9'3" (4.93m x 2.84m)

First Floor Landing

Bedroom One

12'11" x 11'6" (3.96m x 3.53m)

Ensuite shower room

Bedroom

9'8" x 9'6" (2.95m x 2.92m)

Bedroom

8'11" x 8'5" (2.74m x 2.57m)

Bedroom

7'8" x 7'8" (2.34m x 2.34m)

Bathroom

Inner landing

Kitchen/Dining Room

20'0" x 15'7" (6.12m x 4.75m)

Utility Room

7'1" x 6'2" (2.18m x 1.88m)

Store Room / Gym Room

Cloakroom

Living Room

23'7" x 19'10" (7.19m x 6.05m)

Front & rear gardens

Off road parking and garage.

Furnished Options: Unfurnished

Council Tax Band: F

Available Date: 2nd September 2024

Oliver & Bailey

DETACHED FOUR STOREY FIVE BEDROOM HOUSE... Call Acacia or Robyn at Oliver & Bailey to view this bright and extremely spacious family home.

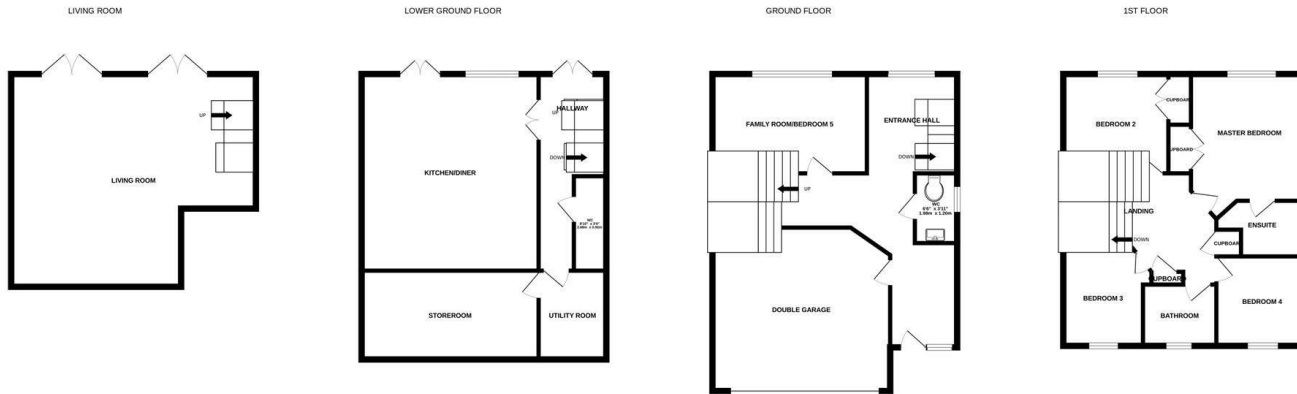
Located in a popular development just off the Ridge, St Leonards on Sea, the property is situated close to popular schooling, the Conquest Hospital and A21 giving direct access to Tunbridge Wells and Battle Train Station.

Arranged over four floors the family home offers versatile living accommodation and comprises spacious entrance hall, access to a cloakroom, integral garage and the fifth bedroom, to the first floor is a spacious landing providing access to a master bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

To the lower ground floor level one is a spacious open plan kitchen dining area, separate utility room and a large walk-in pantry/ storage room. This room could also be utilised as a home office or games room/ gym. A spacious veranda is accessible from the kitchen-dining-family room and also from the hallway. To the additional lower floor there is a spacious living room which provides access to the garden.

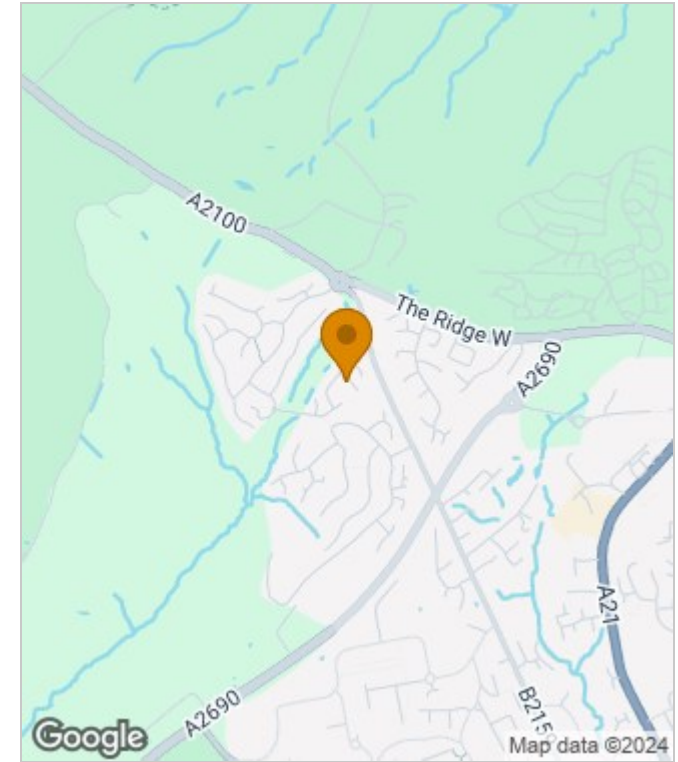
Externally the property also offers a good sized rear garden, drive way parking for two cars.

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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			
		77	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

29 Cornwallis Street, Hastings, East Sussex, TN34 1SS

Tel: 01424 834000 Email: info@oliverbaileylettings.co.uk <https://www.oliverbaileylettings.co.uk/>