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87 - 89, London Road, St. Leonards-on-Sea, TN37

£1,295 Per Calendar Month



Oliver & Bailey

01424 834000 | 01424 533 555

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

Hallway

Living room

15'10" x 12'6" (4.84m x 3.82m)

Kitchen

8'11" x 7'8" (2.72m x 2.36m)

Bedroom One

12'6" x 10'5" (3.82m x 3.20m)

Bedroom Two

9'4" x 8'11" (2.87m x 2.73m)



Furnished Options: Unfurnished

Council Tax Band: New Build

Available Date: 14th February 2025

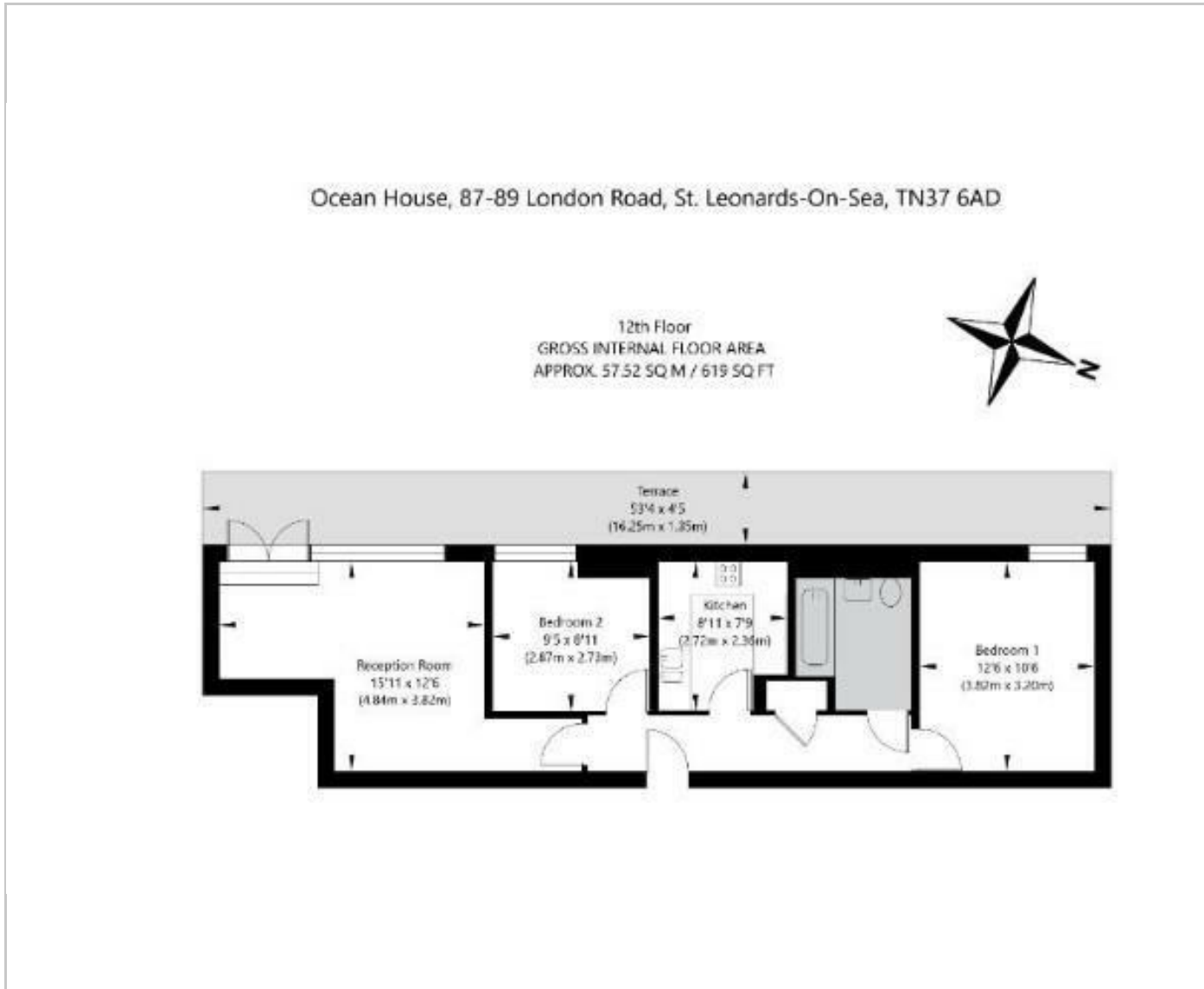
**Oliver
& Bailey**

LUXURY PENTHOUSE APARTMENT WITH PRIVATE ROOF TERRACE AND VIEWS ACROSS ST LEONARDS ON SEA.... .Call Georgia or Robyn Oliver & Bailey Lettings to view this well presented two bedroom apartment which offers a large private roof terrace from the living room.

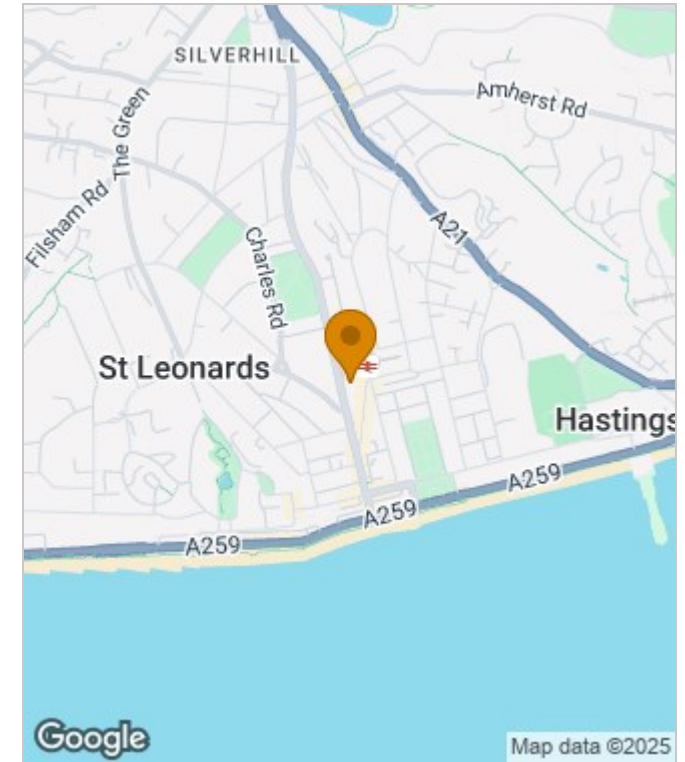
The property has been finished to a high standard throughout and comprises, spacious living area with open plan modern kitchen which has integrated appliances to include washing machine, fridge freezer, dishwasher, oven and electric hob. The spacious master bedroom and there is a further second double bedroom and a good sized modern bathroom with shower over bath. This property is situated in a prime location, this property offers easy access to local amenities, shops, and transport links, ensuring convenience at your doorstep. The vibrant community of St. Leonards-On-Sea provides a welcoming atmosphere for residents to enjoy.

The property benefits from double glazing, video entry system, fibre broadband and two communal lifts.

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			
England & Wales	EU Directive 2002/91/EC	70	70

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		

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