

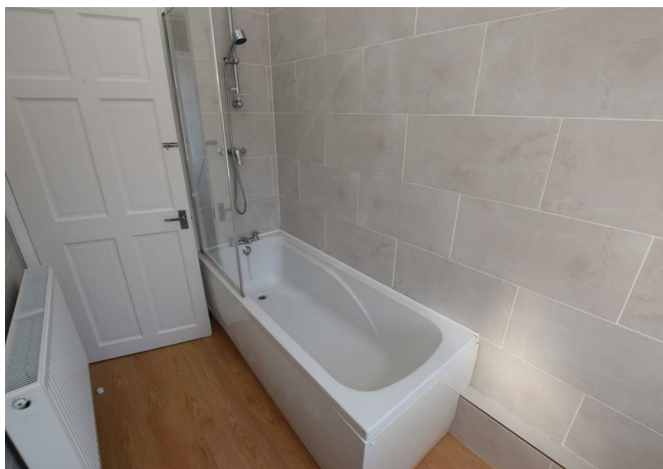


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Alexandra Road, St. Leonards-On-Sea, TN37 6LE

£1,150 Per Calendar Month





# Oliver & Bailey

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**Private Entrance**

**Living room**

14'7" x 11'10" (4.47m x 3.62m)

**Kitchen**

7'8" x 7'10" (2.36m x 2.39m)

**Bedroom one**

8'9" x 11'2" (2.69m x 3.42m)

**Bedroom Two**

10'0" x 11'1" (3.06m x 3.40m)

**Bedroom Three**

10'1" x 12'3" (3.09m x 3.74m)

**Bathroom**

9'2" x 5'0" (2.80m x 1.53m)

**Downstairs toilet**

3'4" x 2'3" (1.04m x 0.71m)

**Furnished Options: Unfurnished**

**Council Tax Band: A**

**Available Date: 27th March 2025**

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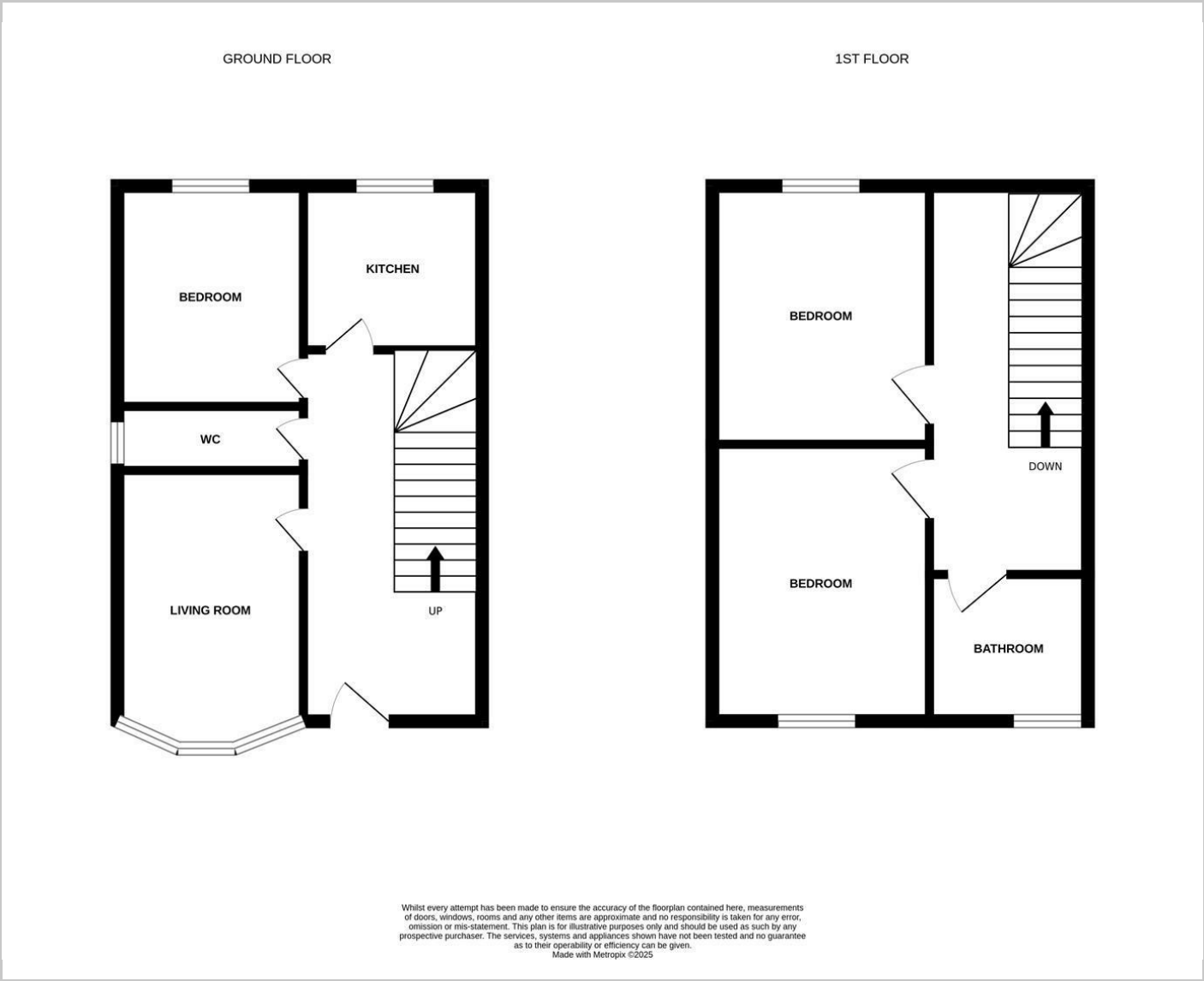
**WELL PRESENTED THROUGHOUT... Call Robyn or Georgia at Oliver & Bailey Lettings to view this newly redecorated three bedroom maisonette with its own private entrance.**

**Located in a popular road within St Leonards walking distance to the seafront promenade, local amenities and Warrior Square Train Station with direct routes to London Victoria, Brighton and Ashford International.**

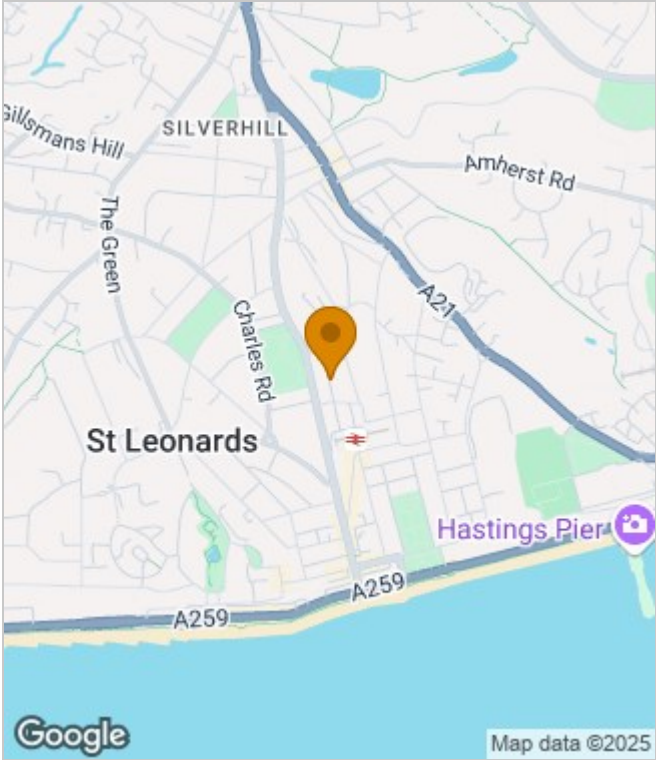
**The property comprises entrance hallway, living room, kitchen, downstairs toilet and double bedroom on the first floor. Stairs lead you to the second floor where there is a modern fitted bathroom and two double sized bedrooms.**

**Further benefits are private entrance, gas central heating and double glazing throughout.**

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	

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		
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(21-38) F		
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.