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Bohemia Road, St Leonards on Sea, TN37 6RG

£925 Per Calendar Month Per



# Oliver & Bailey

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**Entrance Hallway**

**Living Room with open plan kitchen**  
*16'7" x 14'0" (5.08m x 4.27m)*

**Bedroom One**  
*13'1" x 7'1" (4.01m x 2.16m)*

**Bedroom Two**  
*11'3" x 9'6" (3.45m x 2.90m)*

**Bathroom**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 10th February 2025**

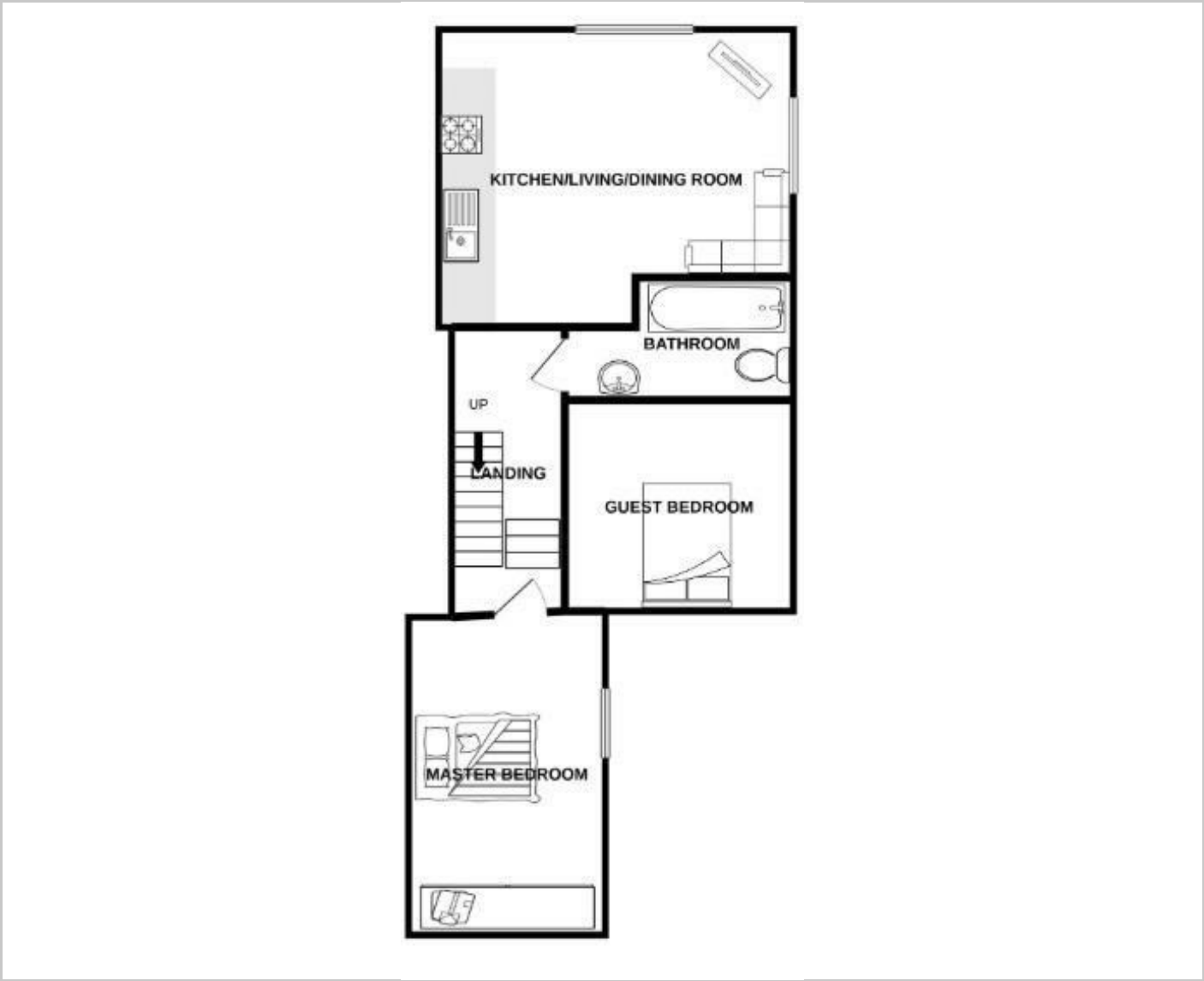
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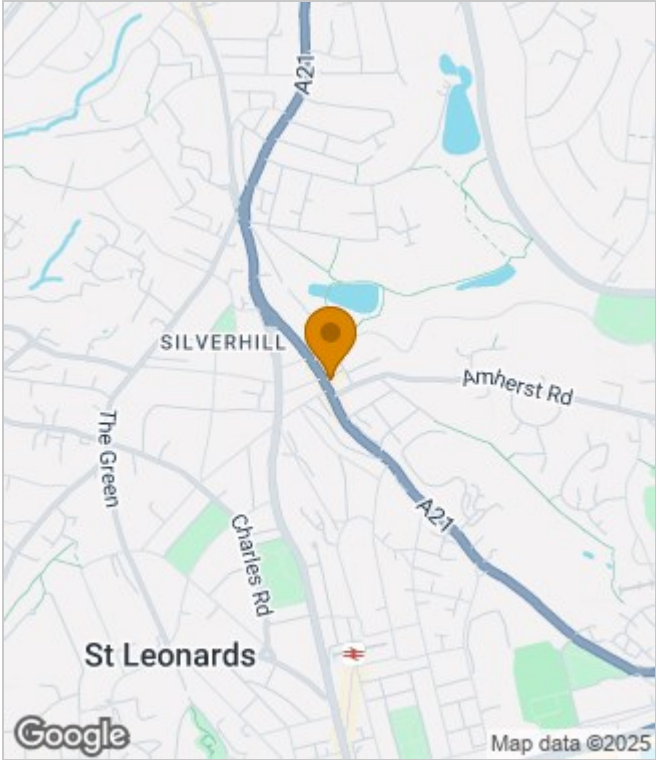
**MODERN & BRIGHT...** Call Acacia or Robyn at Oliver & Bailey to view this well presented two bedroom first floor apartment, located in St Leonards on Sea, walking distance to bus routes to Hastings Town Centre and all local amenities in Silver Hill. The property offers bright accommodation throughout and comprises a spacious dual aspect living room with open plan modern fitted kitchen. There are two small double bedrooms and family bathroom with shower over bath. Further benefits to the property are gas central heating and double glazing.



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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.