









## Oliver & Bailey

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## **Entrance Hallway**

**Living Room** 12'8" x 11'5" (3.88m x 3.50m)

**Kitchen** 6'4" x 13'6" (1.94m x 4.13m)

**Bedroom** 11'6" x 12'2" (3.52m x 3.73m)

Bathroom

**Furnished Options: Unfurnished** 

Council Tax Band: A

Available Date: 9th June 2025

## Oliver 8 Bailey



WELL PRESENTED ONE BEDROOM APARTMENT. Call Georgia or Robyn at Oliver & Bailey to view this one bedroom, hall floor apartment.

Located in St Leonards on Sea the property is walking distance to Kings Road with cafes, local shops and Warrior Square Station with direct links to London Victoria, the property is also only moments away from the sea front promenade.

The property has recently been redecorated throughout and comprises entrance hallway, living room, separate kitchen with freestanding oven and hob, double bedroom and bathroom with shower over bath. Further benefits are gas central heating and EPC rating

**FLOORPLAN AREA MAP** omsmans Hill SILVERHILI St Leonard A259 A259 Google Map data @2025 **Energy Efficiency Rating** 88 Not energy efficient - higher running costs **England & Wales** England & Wales

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