





**Oliver  
& Bailey**

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**Entrance Hallway**

**Living Room with open plan kitchen**  
15'8" x 18'6" (4.78m x 5.66m)

**Bedroom One**  
9'6" x 13'6" (2.92m x 4.14m)

**Bedroom Two**  
13'1" x 9'4" (4.01m x 2.86m)

**Bathroom**

**Communal Garden**

**Residents Parking**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 21st October 2025**

# Oliver & Bailey

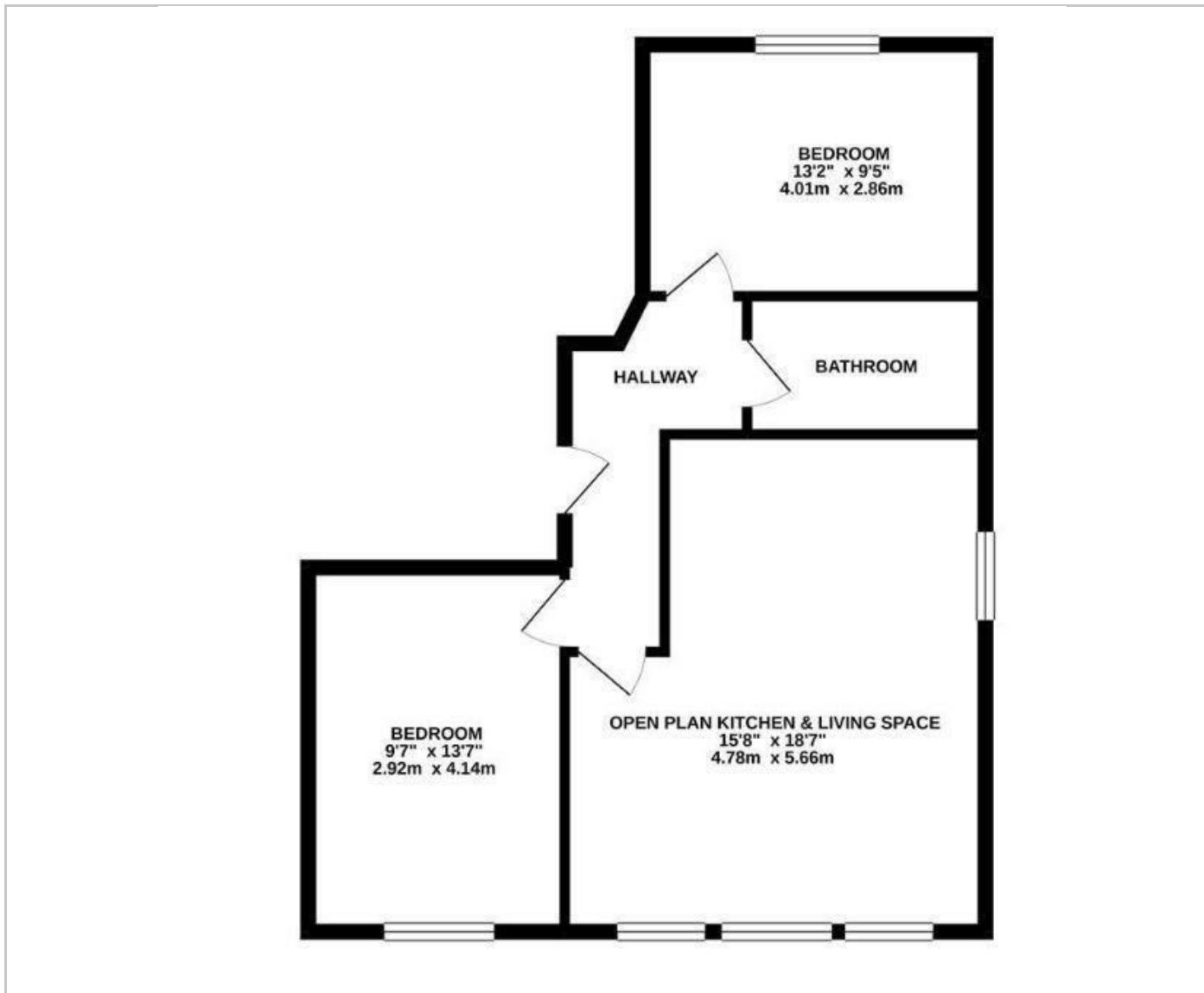
LOCATED ON A TREE LINED ROAD BEHIND A GATED ENTRANCE... Call Georgia or Robyn at Oliver & Bailey to view this well presented two bedroom second floor apartment.

Located in a popular road within St Leonards on Sea, the property is situated only a short distance from Warrior Square Station with direct links to London Charing Cross, Ashford International and Brighton. It is also close to the popular Kings Road, with eateries and independent shops.

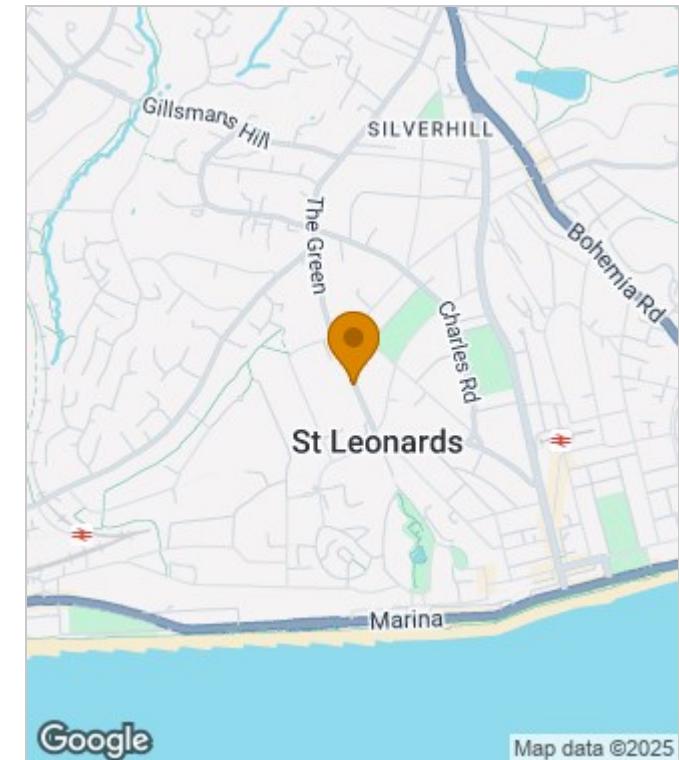
Finished to a high specification throughout the property comprises, two double bedrooms, bathroom with bath and separate shower cubical, and a bright and spacious living room with open plan kitchen, kitchen provides integrated oven, hob, fridge and washing machine.

Further benefits to the property are communal gardens to the rear and allocated parking.

## 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	○

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