











## Oliver 8 Bailey

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## Private entrance

**Living room** 12'11" x 17'4" (3.95m x 5.29m)

**Kitchen** 5'6" x 33'3" (1.69m x 10.15m)

Bedroom one 3'5" x 15'1" (1.05m x 4.61m)

Bedroom two 18'11" x 14'0" (5.78m x 4.27m)

Bedroom three 15'2" x 7'6" (4.64m x 2.31m)

**Bathroom** 8'10" x 5'4" (2.71m x 1.63m)

**Storage room** 9'3" x 6'0" (2.82m x 1.83m)

Courtyard

Furnished Options: Unfurnished

Council Tax Band: B

Available Date: 30th October 2025

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IMPRESSIVE THREE BEDROOM APARTMENT... Call Robyn or Georgia at Oliver & Bailey to view this exceptional recently refurnished three-bedroom basement apartment.

Highland Gardens is known for its tranquil atmosphere, making it an excellent choice for those who appreciate a peaceful environment while still being close to local amenities. St Leonards On Sea boasts a vibrant community with a variety of shops, cafes, and recreational facilities, all within easy reach.

This property boasts a spacious living room, a newly fitted galley kitchen, three generously sized bedrooms, and a modern bathroom with a shower over the bath.

Further benefits to the property are gas central heating, private courtyard and epc rating C.

**FLOORPLAN AREA MAP** St Leonards Marina Google Map data @2025 **Energy Efficiency Rating** 71 Not energy efficient - higher running costs **England & Wales** England & Wales

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