





Oliver  
& Bailey

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01424 834000 | 01424 533 555

[Info@oliverbaileylettings.co.uk](mailto:Info@oliverbaileylettings.co.uk)  
[www.oliverbaileylettings.co.uk](http://www.oliverbaileylettings.co.uk)

Communal entrance

Living room  
13'8" x 21'4" (4.19m x 6.51m)

Kitchen  
19'9" x 5'11" (6.04m x 1.81m)

Bedroom one  
14'6" x 14'11" (4.43m x 4.56m)

Bedroom two  
13'5" x 7'10" (4.09m x 2.39m)

Bathroom  
6'1" x 8'6" (1.87m x 2.61m)



Furnished Options: Unfurnished

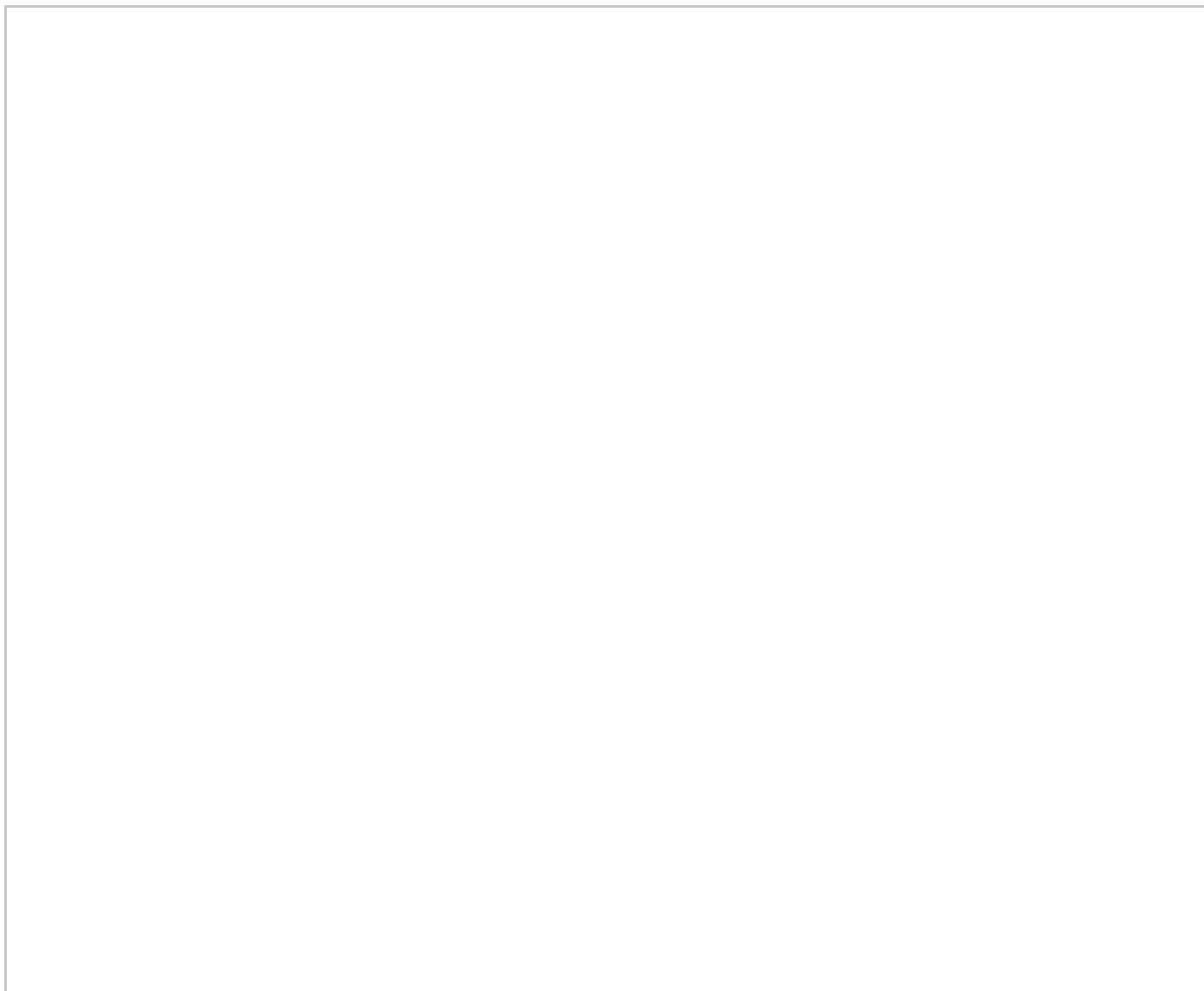
Council Tax Band: A

Available Date: 20th January 2026

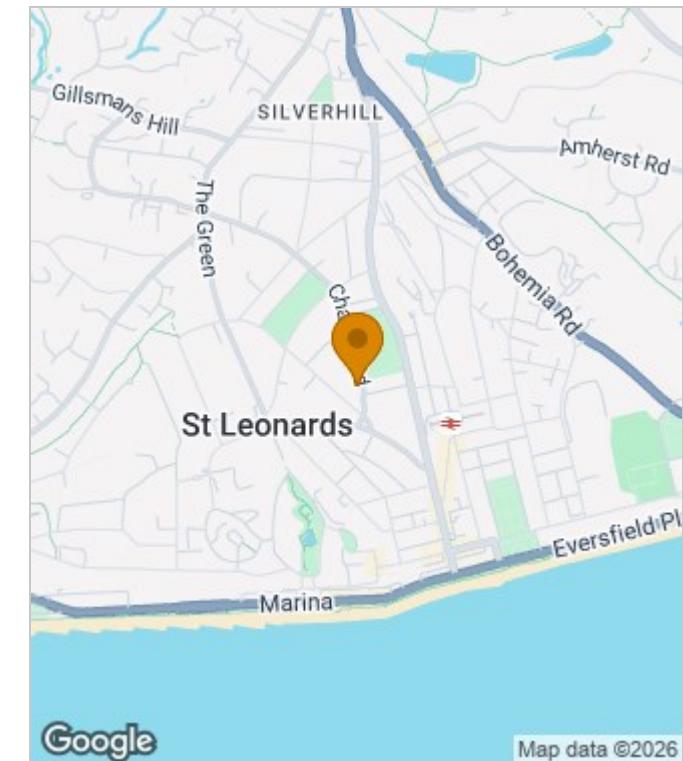
# Oliver & Bailey

RECENTLY REDECORATED... Call Robyn or Georgia at Oliver & Bailey to view this spacious two bedroom apartment. Located only a short walk to St Leonards Warrior Square Train Station, the apartment is in a prime location for commuters travelling to London, Brighton and Ashford. It is also only a short distances from Kings Road, which boasts many eateries, cafes and other local shops. The property has been tastefully refurbished by the landlords, and the accommodation comprising, a large and bright Living room to rear of the property, two good sized bedrooms, modern fitted kitchen and bathroom with shower over bath. Further benefits to the property are gas central heating.

## 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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