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Roundwood Road, St Leonards on Sea, TN37 7LA

£1,350 Per Calendar Month



Oliver & Bailey

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Entrance hallway

Kitchen

17'0" x 9'6" (5.20m x 2.92m)

Living Room

19'6" x 11'10" (5.95m x 3.61m)

Landing

Bedroom One

9'0" x 11'10" (2.75m x 3.62m)

Bedroom Two

11'10" x 10'3" (3.63m x 3.14m)

Bedroom Three

6'5" x 10'3" (1.98m x 3.14m)

Bathroom

7'9" x 5'4" (2.37m x 1.64m)

Rear Garden



Furnished Options: Unfurnished

Council Tax Band: B

Available Date: 28th June 2024

**Oliver
& Bailey**

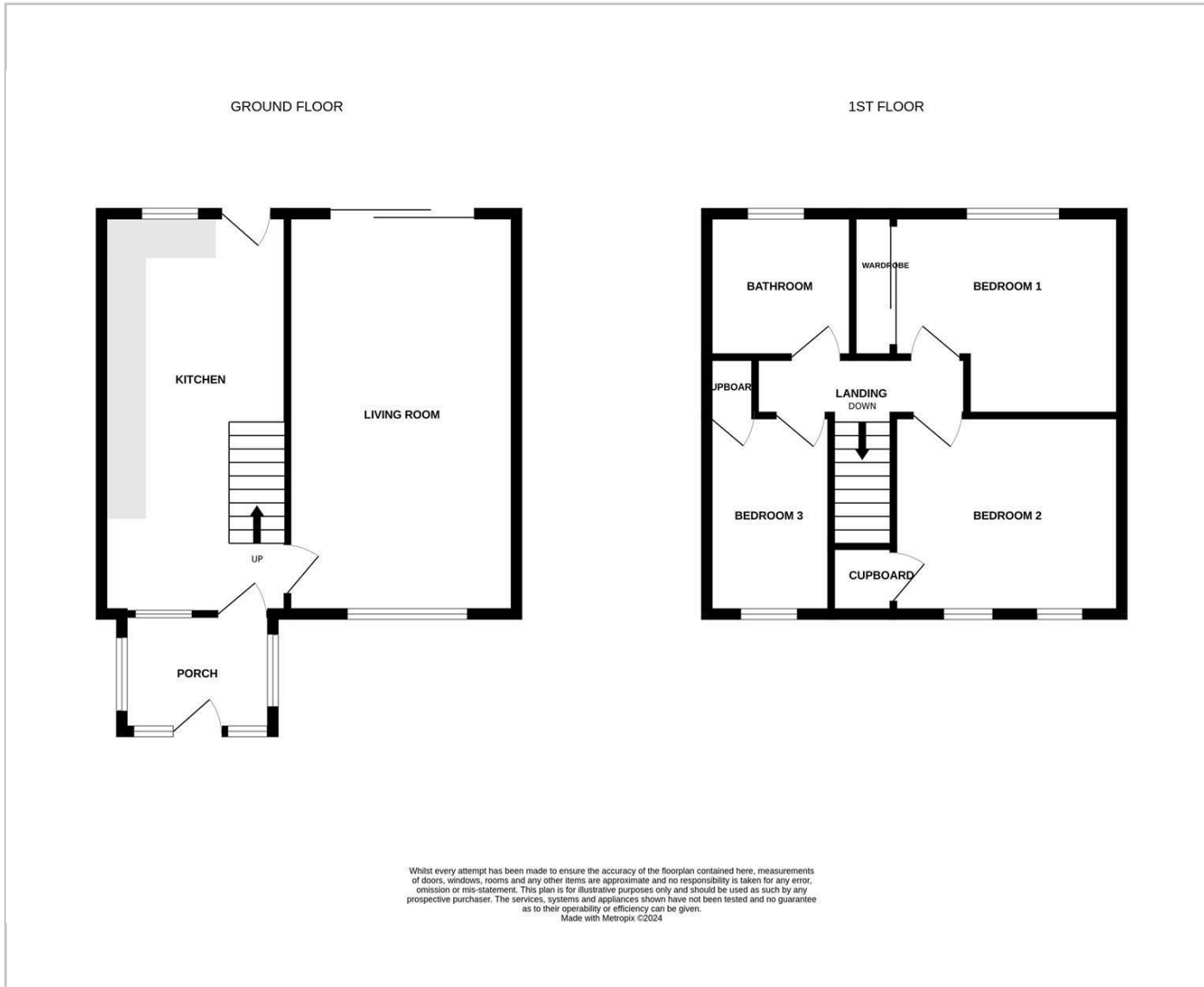
NEWLY REDECORATED THROUGHOUT... Call Acacia or Ellie at Oliver & Bailey to view this bright and spacious three bedroom family home.

Located within a Little Ridge, the executive family home is situated close to Conquest Hospital, the A21 and A259 which gives easy access to London, Brighton and Tunbridge Wells.

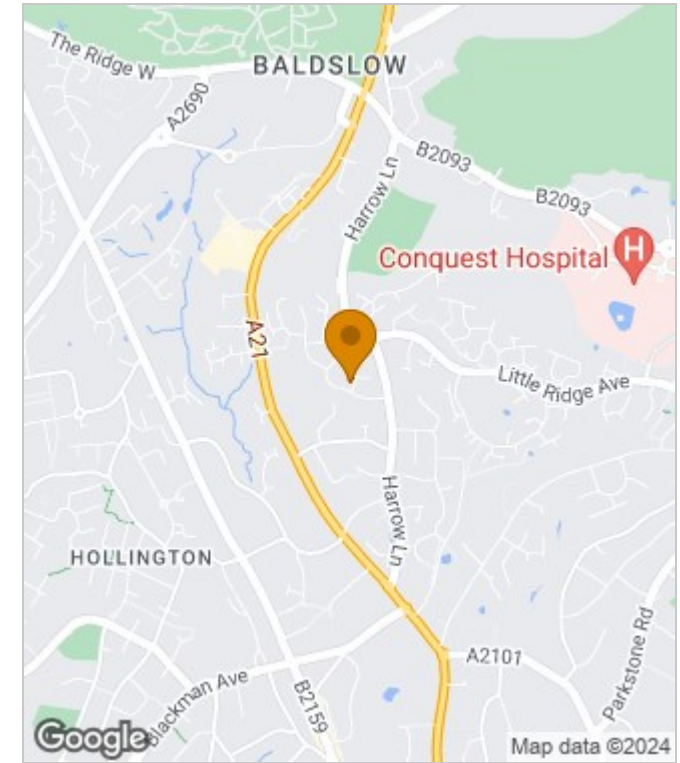
The accommodation is well appointed and is arranged over two floors, there is a modern fitted kitchen with integrated oven/hob and a large living room. There are three good sized bedrooms and bathroom with shower over bath.

Further benefits are gas central heating, double glazing and off road parking to the front.

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			
		67	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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