



OAKFIELD



Church Road, St Leonards On sea, TN37 6HB

£895 Per Calendar Month



## Church Road, St Leonards On sea, TN37 6HB

Welcome to this first floor, two-bedroom property, which is ideally located just a short walk from St. Leonards Town Centre, boasting all amenities, bus routes, and a train station. The property also has a great view of the sea looking down the hill.

Upon entering, you are greeted by a spacious living room with high ceilings and a beautiful feature fireplace, perfect for cosy evenings. The recent redecoration and new carpets throughout the property give it a fresh and modern feel.

The fitted kitchen comes equipped with an integrated oven and hob. The double bedroom features a lovely bay window, allowing natural light to flood the room, creating a bright and airy space. Additionally, there is another single bedroom, providing versatility for various living arrangements.

The bathroom is complete with a full-sized bath and a shower over it, offering convenience and comfort. This property is ideal for those seeking a peaceful retreat by the sea, with its inviting interiors and convenient amenities.

Additional benefits include gas central heating and partial double glazing.

Please note:

An annual household income of £26,850 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 months.

Available 24th June 2024





**Living Room**  
13'5" x 19'2" (4.103 x 5.850)

**Kitchen**  
10'10" x 7'9" (3.325 x 2.368)

**Bedroom One**  
13'1" x 10'5" (4.001 x 3.187)

**Bedroom Two/ Study**  
6'0" x 10'3" (1.829 x 3.131)

**Bathroom**  
8'8" x 5'6" (2.659 x 1.678)

**Council Tax Band A - £1,624.98 per year**



## Floor Plan

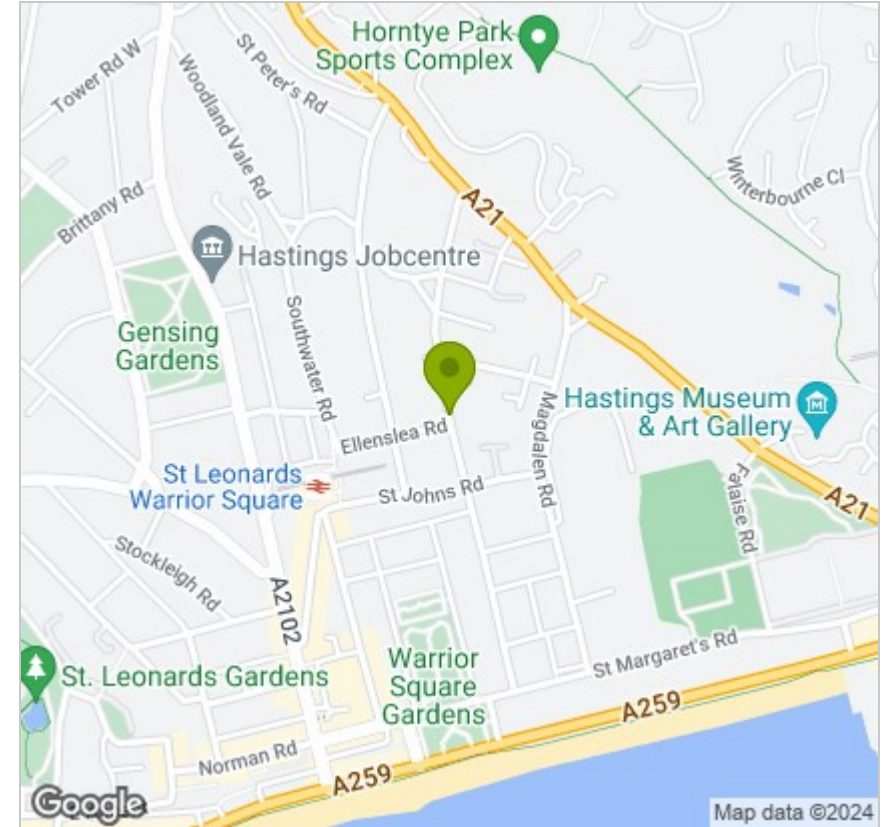


## Viewing

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

