



OAKFIELD



Boscobel Road, St Leonards On Sea, TN38 0LU

£2,000 Per Calendar Month



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## Boscobel Road, St Leonards On Sea, TN38

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This four bedroom semi-detached house, beautifully presented throughout with original features has now become available.

The accommodation comprises of; large living room with wooden flooring, feature fireplace and connecting double doors to the second reception room, which also can be accessed from the hallway. Open plan kitchen/breakfast room, chimney insert with freestanding cooker and bi-folding wooden double glazed doors leading out onto the enclosed courtyard. main bedroom with wooden flooring, exposed feature brick work and an ensuite bathroom. Furthermore, there is a spacious family bathroom with his and hers hand basins, oval shaped freestanding bath with overhead shower and curtain rail surround, bidet and W/C.

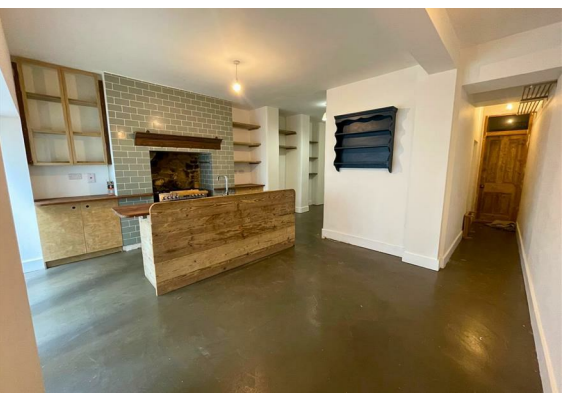
This fantastic property further boasts part double glazing, gas central heating and conveniently located in the popular Burton St Leonards area within walking distance to the seafront, local shops and cafes and both West St Leonards and Warrior Square train stations.

Please note:

Pets are considered upon negotiation.

An annual household income of £60,000 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 Months.





### Kitchen

16'11" x 12'11" (5.18 x 3.96)

### Living Room

20'11" x 13'6" (6.4 x 4.14)

### Dining Room

13'3" x 13'3" (4.06 x 4.04)

### Reception Room

16'9" x 13'3" (5.13 x 4.04)

### Bedroom One

21'1" x 18'0" (6.45 x 5.49)

### Bedroom Two

13'10" x 13'3" (4.24 x 4.06)

### Bedroom Three

16'2" x 11'3" (4.93 x 3.45)

### Bedroom Four

14'9" x 10'2" (4.52 x 3.12)



### Bathroom

14'7" x 11'5" (4.45 x 3.48)

**Council Tax Band C - £2,166.64 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

