



OAKFIELD



River Oaks Apartments, Beachy Head View, St. Leonards-On-Sea,  
TN32 0FY  
£975 Per Calendar Month



## River Oaks Apartments, Beachy Head View, St. Leonards-On-Sea TN39 9EV

A surprisingly spacious two-bedroom apartment, situated on the second floor of this well-maintained modern purpose-built suite. Having been built by well-known Persimmon in 2003, the accommodation has been efficiently planned for modern living and being situated at the end of a no through road, enjoys a quiet residential position.

Centred around a spacious entrance hall with storage cupboard, the accommodation comprises: fully equipped kitchen with integrated fridge / freezer, 5 ring gas hob and electric oven, dishwasher, washing machine and boiler (fitted January 2023); a spacious living room with Juliet balcony, enjoying far reaching roof top views; two double bedrooms each with modern ensuite shower rooms, built in storage, and leafy woodland views.

Other benefits include:

- south facing living room and kitchen
- double glazing and gas central heating
- lift to each floor
- private garage with an allocated parking space in front
- attractive communal grounds

The property is situated within close proximity of a wide range of amenities to include supermarkets, schools, golf club, gyms and the mainline station in Battle provides services to London Charing Cross and London Bridge. Nearby St Leonards offers a comprehensive range of bars and restaurants, fashionable eateries and the beach.

From the roundabout by Bannatynes (spa and fitness centre), proceed down Stonebeach Rise, turning left into Cooden Ledge and left again into Beachy Head View. Continue to the top where River Oaks Apartments will be found directly in front of you.

Minimum Tenancy term 12 months  
Annual Income Threshold £29,250  
Available to view from 05 August 2024





**Living Room**  
17'0" x 12'8" (5.20m x 3.88m)

**Kitchen**  
10'2" x 8'3" (3.12m x 2.54m)

**Bedroom 1**  
15'1" x 11'5" (4.62m x 3.50m)

**Ensuite to Bedroom 1**  
7'2" x 4'10" (2.20m x 1.49m)

**Bedroom 2**  
15'3" x 11'5" (4.67m x 3.50m)

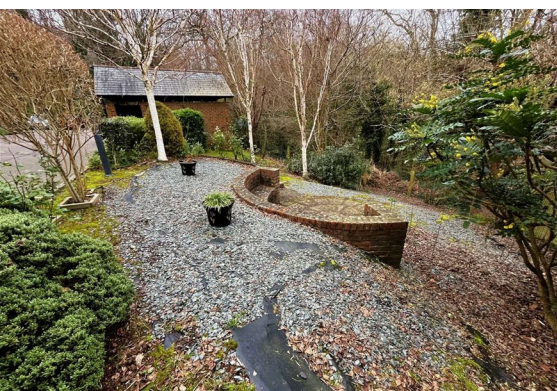
**Ensuite to Bedroom 2**  
7'2" x 4'11" (2.20m x 1.52m)

**Balcony**  
8'9" x 3'1" (2.68m x 0.94m)

**Garage**

**Parking space**  
Directly in front of the garage

**Council Tax Band C - £2,166.64 Per Annum**



## Floor Plan

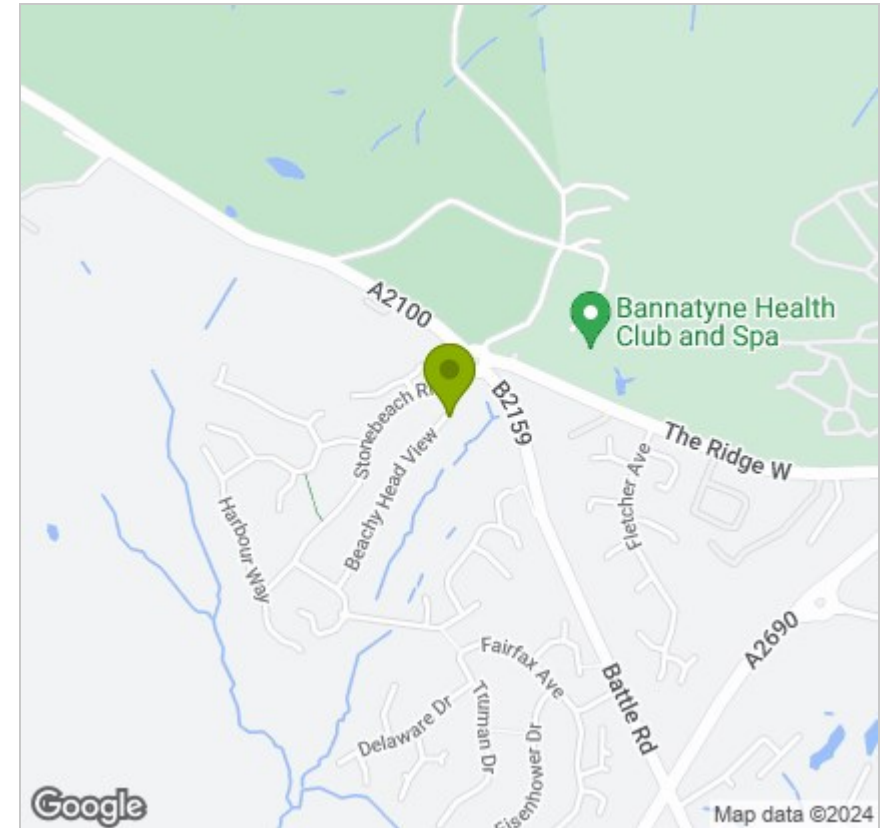


## Viewing

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

