



OAKFIELD

Combermere Road, St. Leonards, TN38 0RS

£1,100





## Combermere Road, St. Leonards, TN38 0RS

An exceptionally well presented TWO double bedroom apartment occupying the top floor of this of a period building, located in a sought-after residential are of St Leonards on Sea.

The apartment has been refurbished to an excellent standard throughout and boasts spacious accommodation comprising an entrance hallway, 18ft living room, generous sized bespoke fitted kitchen with fully integrated appliances, two double bedrooms, one featuring a range of built in wardrobes, and a luxury bathroom suite. Access to boarded loft.

Located within easy reach of the seafront and central St Leonards with its range of boutique shops, bars and restaurants and Warrior Square with its mainline railway station.

Minimum tenancy term 12 months  
Annual income threshold £33,000  
Available now







### Living Room

18'9" x 11'8" (narrowing to 9'8" (5.74m x 3.56m (narrowing to 2.95m)

### Kitchen

12'9" x 10'4" (3.91m x 3.15m)

### Bathroom

7'6" x 5'6" (2.31m x 1.68m )

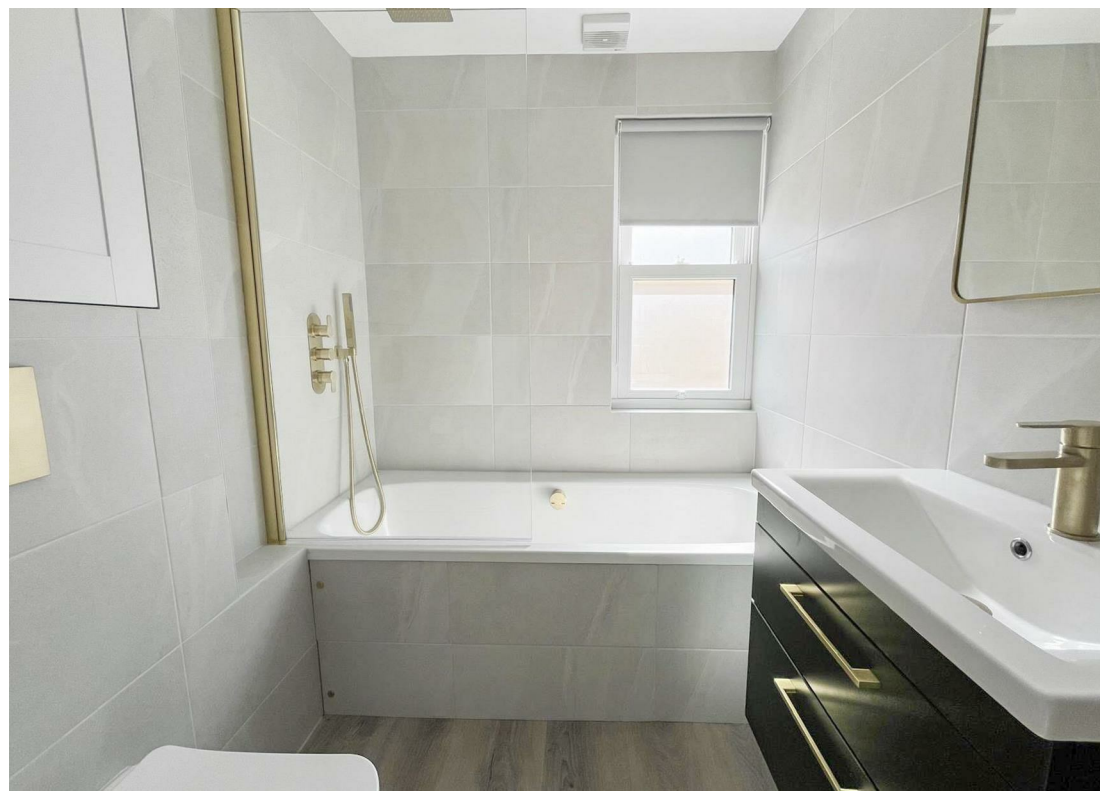
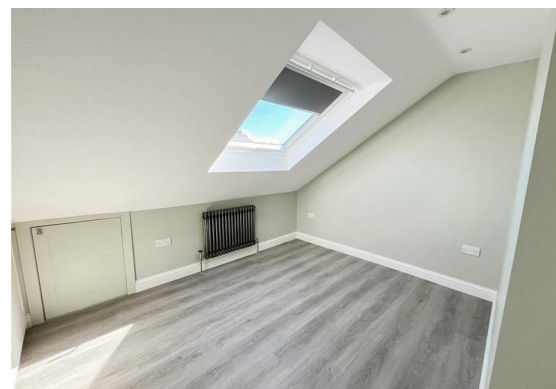
### Bedroom

12'7" x 10'7" (3.86m x 3.25m)

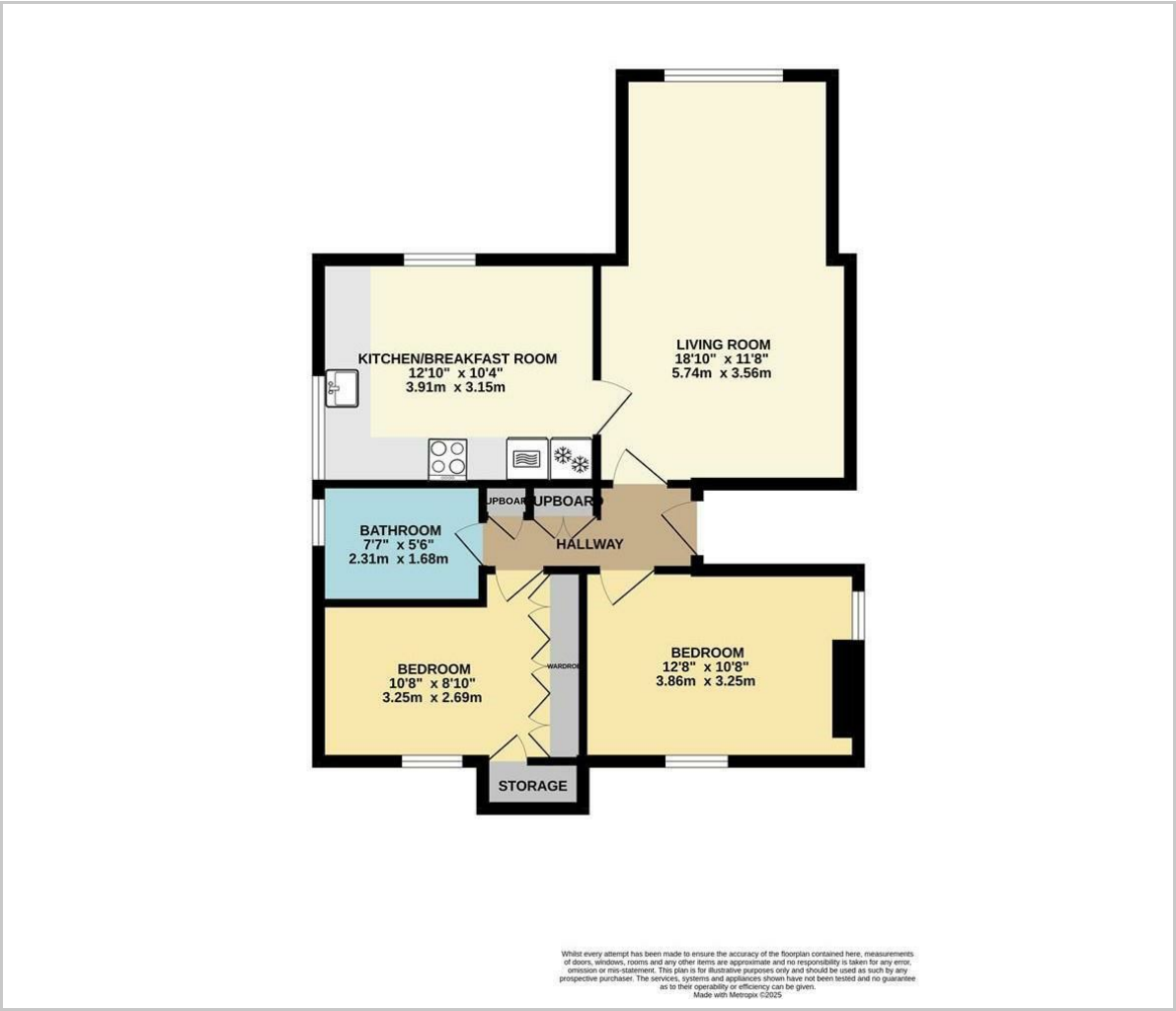
### Bedroom

10'7" x 8'9" (3.25m x 2.69m)

**Council Tax Band A - £1,702.76 (per year)**



Floor Plan

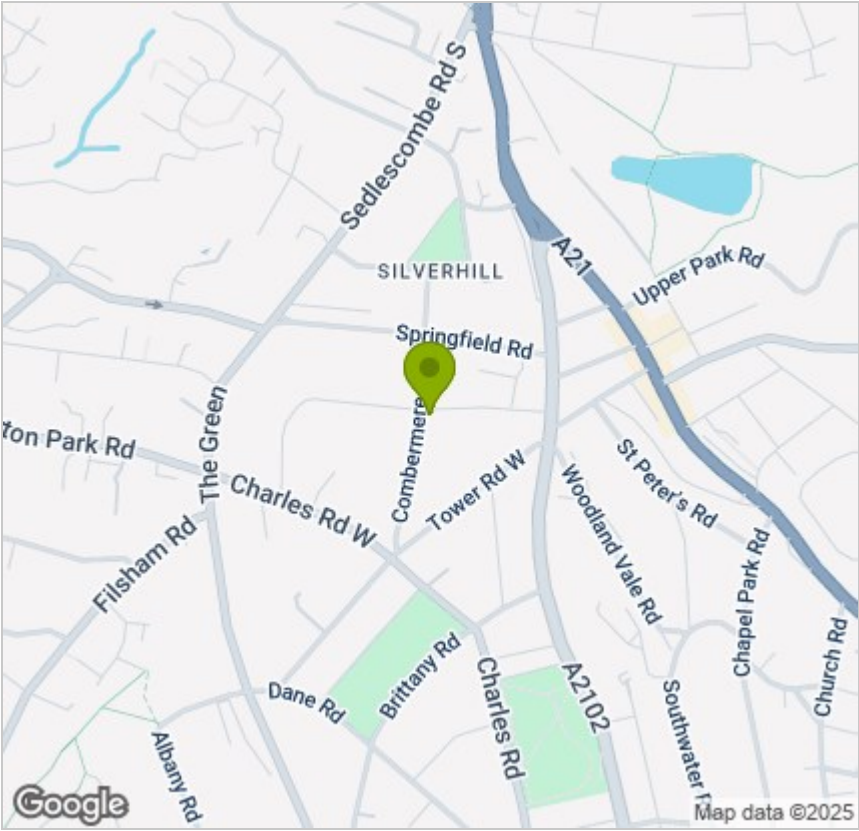


Viewing

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

