



OAKFIELD



Norman Road, St. Leonards-On-Sea, TN38 0EG

£1,200 Per Calendar Month





## Norman Road, St. Leonards-On-Sea, TN38 NEC

This well-presented two-bedroom terraced house with private parking in the heart of St Leonards is conveniently located near the seafront and the mainline Warrior Square train station, as well as a variety of popular coffee shops, bakeries, bars, and pubs.

The property has a large living/dining room with doors leading out to a private courtyard. On the same level is an attractive fitted kitchen( with a stand-alone oven and hob and washing machine) as well as a bathroom with bath and overhead shower.

To the first floor are two double bedroom. From the master bedroom there are narrow stairs to a loft room with velux window which can be used as an office space or storage area.

The house has been dressed with attractive furniture with an option to purchase from the hire company.

Please note:  
An annual household income of £36,000 will be required for the affordability criteria of this property.  
The minimum tenancy length is 12 Months  
Available now







### Living Room / Dining Room

22'11" x 11'1" (narrowing to 9'6") (7m x 3.40m (narrowing to 2.9m))

### Kitchen

6'1" x 5'11" (1.87m x 1.82m)

### Bathroom

6'5" x 5'11" (1.97m x 1.82m)

### Bedroom 1

14'6" (max) x 13'1" (max) (4.42m (max) x 4m (max))

### Bedroom 2

10'0" x 9'6" (narrowing to 8'5") (3.05m x 2.9m (narrowing to 2.57m))

### Loft Room

14'6" x 14'5" (4.43m x 4.41m)  
With Velux window, set around the stairs rising from the master bedroom

### Rear Courtyard

10'10" x 7'7" (3.32m x 2.32m)

**Council Tax Band B - £1,986.55 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

