



OAKFIELD



Stonebeach Rise, St. Leonards, TN38 8EN

£2,200 Per Calendar Month





## Stonebeach Rise, St. Leonards, TN38 8EN

Located in a popular residential setting, this large detached family home offers adaptable accommodation and is set out over three floors. Can be offered Part Furnished.

A welcoming hallway leads to the main living room with sliding doors leading out onto an enclosed balcony that enjoys far reaching south easterly views.

The kitchen offers ample space for a breakfast table, and is equipped with gas hob, electric oven, large fridge / freezer, dishwasher and washing machine. Doors lead out to the rear garden which has been creatively apportioned between decked areas and lawns. A path provides convenient side access from the front to rear garden.

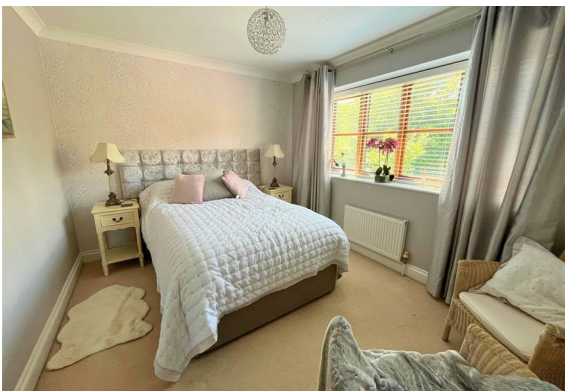
The master bedroom is located on the upper ground floor with an en-suite and build in wardrobe and to the first floor are three double bedrooms, one with its own en-suite, as well as a family bathroom.

There are two additional rooms, which could be used either as extra bedrooms or dining room and study. An additional shower room on the same floor allows convenience for either option.

The property is approached over a shared driveway that leads to a parking area and large double garage. To the side of the garage is a timber shed.

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.

Minimum Tenancy term 12 months  
Annual Income Threshold £66,000  
Available mid August 2025







**GROUND FLOOR** (access to rear garden)

**Kitchen / Breakfast Room**

22'6" x 11'8" (6.88m x 3.58m)

**Dining Room / Bedroom**

15'1" x 11'8" (4.60m x 3.58m)

**Bedroom / Study**

11'8" x 8'9" (3.58m x 2.69m)

**Shower Room**

6'3" x 6'3" (1.93m x 1.91m)

**UPPER GROUND FLOOR** (entrance level)

**Hallway**

21'11" x 6'0" (6.7m x 1.85m)

**Living Room**

22'0" x 11'8" (6.71m x 3.56m)

**Master Bedroom**

15'1" x 11'8" (4.60m x 3.58m)

**Master Bedroom Ensuite Bathroom**

9'4" x 8'2" (2.87m x 2.51m)

**FIRST FLOOR**

**Bedroom 2**

14'6" x 11'6" (4.42m x 3.53m)

**Bedroom 2 Ensuite Shower Room**

8'9" x 5'2" (2.69m x 1.60m)

**Bedroom**

11'8" x 9'8" (3.56m x 2.95m)

**Bedroom**

11'8" x 9'8" (3.56m x 2.95m)

**Family Bathroom**

9'10" x 6'6" (3m x 2m)

**OUTSIDE SPACE**

**Double Garage**

18'6" x 18'6" (5.64m x 5.64m)

**Driveway for 2 cars**

**Rear Garden**

**Council Tax Band F £3,689.32 per annum**



Floor Plan

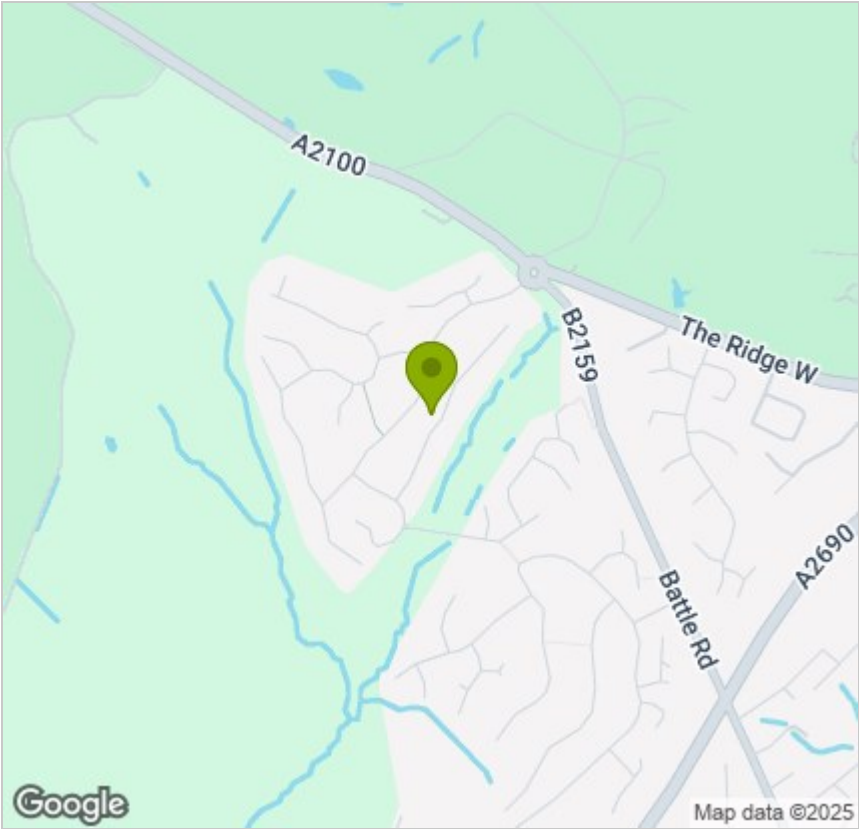


Viewing

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

