

# De Cham Road, St. Leonards, TN37 6JA

A beautifully presented two bedroom first floor flat, centrally located in St Leonards on Sea.

The flat has been newly refurbished to a high standard to include: newly painted throughout; new flooring throughout; newly fitted kitchen with new oven, hob and extractor; newly fitted bathroom to include double shower spray over the bath; newly fitted hot water cylinder and modern electric heating.

The flat also benefits from sea views from the living room and both bedrooms, one allocated parking space and a working intercom system.

Situated in a quiet residential of St Leonards, the flat is within easy reach of the mainline station, seafront and the independent shops and restaurants of St Leonards. Equally near is a major supermarket, Summerfields leisure centre and the Hastings shopping area.

#### Please note:

Minimum Tenancy Term 12 months Annual Household Income Threshold: £31,500

Available early October 2025.





















9'11" x 21'9" (3.04m x 6.64m)

## Kitchen

7'9" x 5'3" (2.38m x 1.61m)

## Bedroom One

10'6" x 10'4" (3.22m x 3.17m)

## Bedroom Two

7'2" x 11'8" (2.20m x 3.56m)

#### Bathroom

6'2" x 5'4" (1.89m x 1.63m)

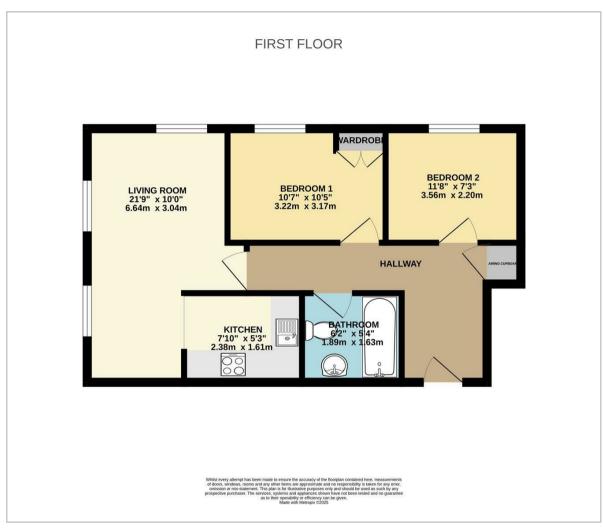
Council Tax Band B - £1,986.55 Per Annum







## Floor Plan

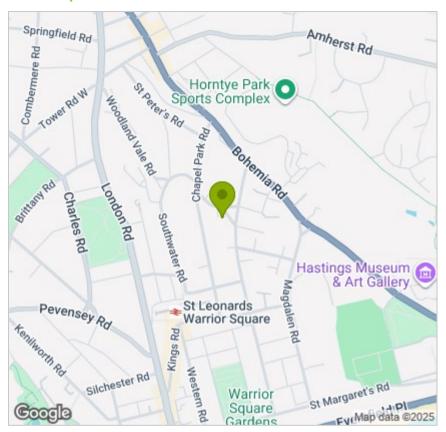


### Viewing

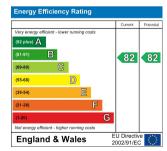
Please contact us on 01424 446644

if you wish to arrange a viewing appointment for this property or require further information.

#### **Area Map**



## **Energy Efficiency Graph**



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.