



OAKFIELD



West Hill Road, St. Leonards, TN38 0NF

£1,025 Per Calendar Month



## West Hill Road, St. Leonards, TN38 0NF

This well-presented two-bedroom flat is in the highly sought-after area of West St Leonards, perfectly positioned within easy walking distance of local shops, cafes, and other amenities, as well as the scenic seafront promenade.

Inside, the property comprises a generously sized living room, featuring a sun room providing impressive sea views. The fitted kitchen is well-designed, offering a good range of storage cupboards and ample worktop space. There are two bedrooms and a modern fitted bathroom with a shower over the bath.

Further benefits include electric heating and on-street parking for convenience along with a sought-after location, bright and airy rooms, and charming sea views

Please note:

An annual household income of £30,750 will be required for the affordability criteria of this property.

The minimum tenancy length is 6 Months Available now!





### Living Room

15'5" x 12'4" (4.70m x 3.76m)

### Kitchen

8'1" x 6'1" (2.46m x 1.85m)

### Sun Room

18'5" x 4'5" (5.62m x 1.35m)

### Bedroom One

17'0" x 12'4" (5.18m x 3.76m)

### Bedroom Two

13'7" x 6'1" (4.15m x 1.86m)

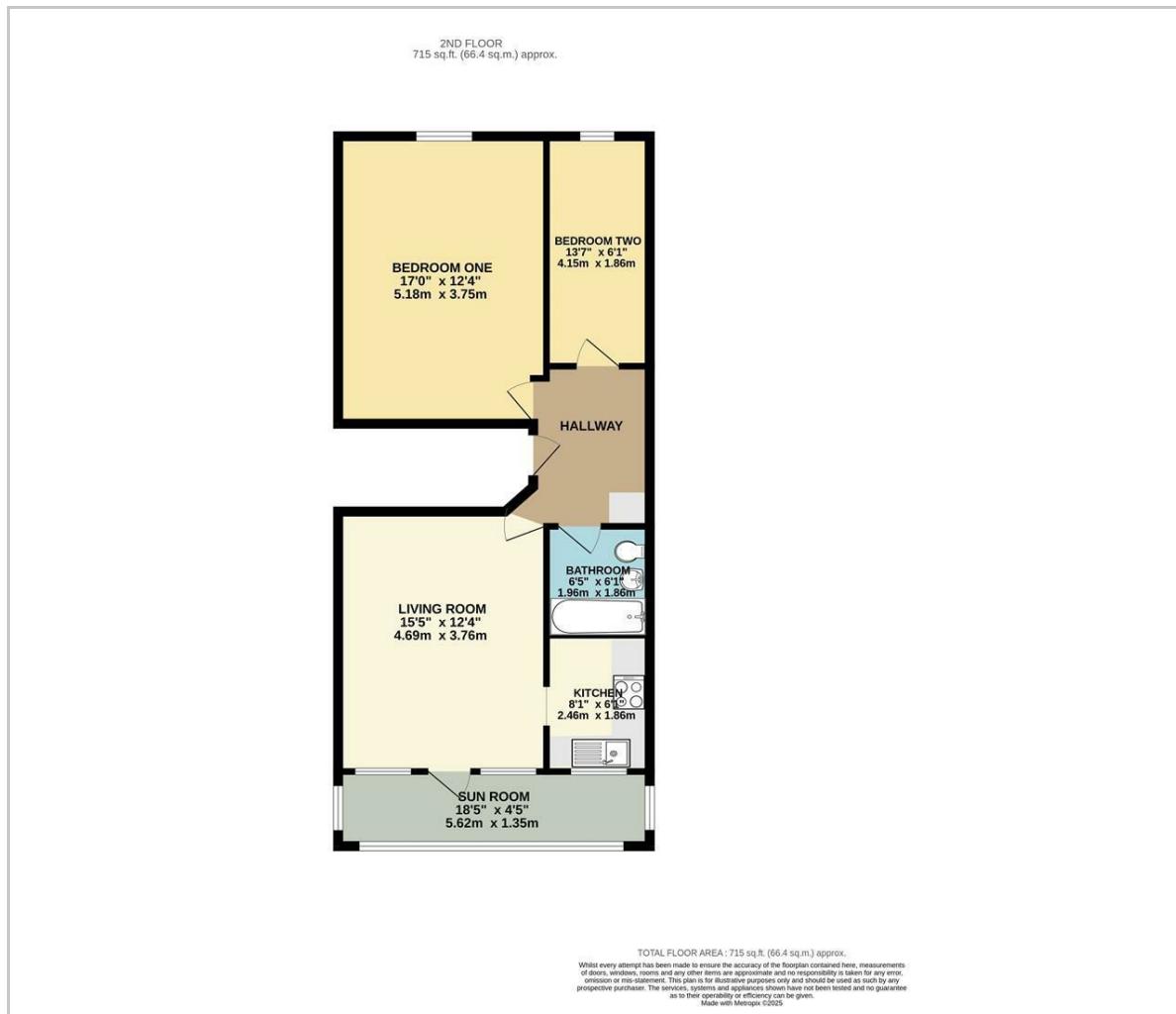
### Bathroom

6'5" x 6'1" (1.97m x 1.86m)

**Council Tax Band A - £1,702.76 Per Annum**



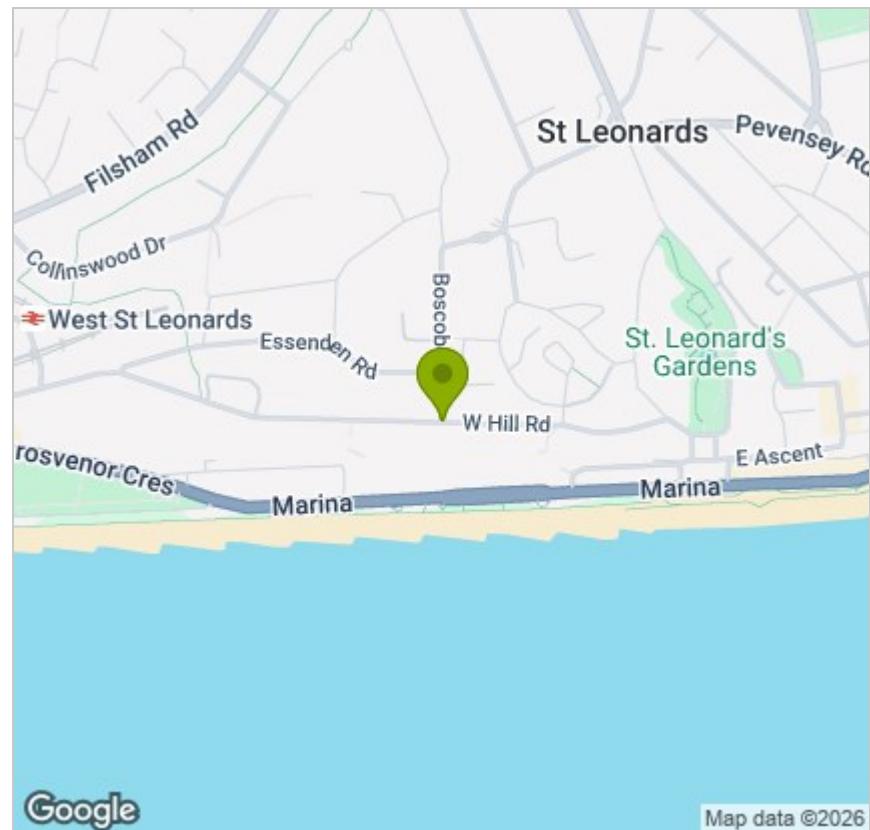
## Floor Plan



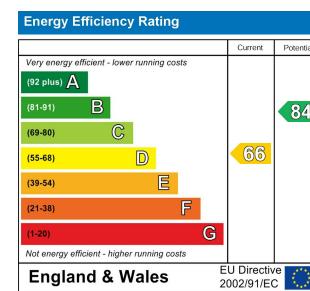
## Viewing

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



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