



OAKFIELD



St. Pauls Place, St. Leonards, TN37 6HG

£1,150 Per Calendar Month



## St. Pauls Place, St. Leonards, TN37 6HG

Located on the first floor is this immaculately presented two-bedroom flat available mid February.

Situated in a popular residential location within walking distance of St Leonards Warrior Square station, the property is also close to the vibrant Kings Road, offering a variety of bars and restaurants. The flat enjoys far-reaching sea views, with St Leonards promenade just a short walk away.

The open-plan living room features a neutral finish throughout, complete with a feature fireplace and marble surround. The kitchen area is fitted with an electric oven and hob, integrated fridge, and integrated dishwasher.

The property comprises a double bedroom and a single second bedroom. Spacious bathroom with a toilet, basin, and a bath with an overhead shower. A separate utility area, located off the bathroom, includes a washing machine.

Another benefit of this property is gas central heating and double glazing.

Please note:  
An annual household income of £34,500 will be required for the affordability criteria of this property.  
The minimum tenancy length is 6 Months.  
Available at the Mid February 2025.





### Living Room / Kitchen

21'0" x 14'1" (6.40m x 4.29m)

### Bedroom One

16'4" x 10'6" (4.98m x 3.20m)

### Bedroom Two

9'3" x 8'7" (2.83m x 2.62m)

### Bathroom

9'3" x 6'2" (2.82m x 1.88m)

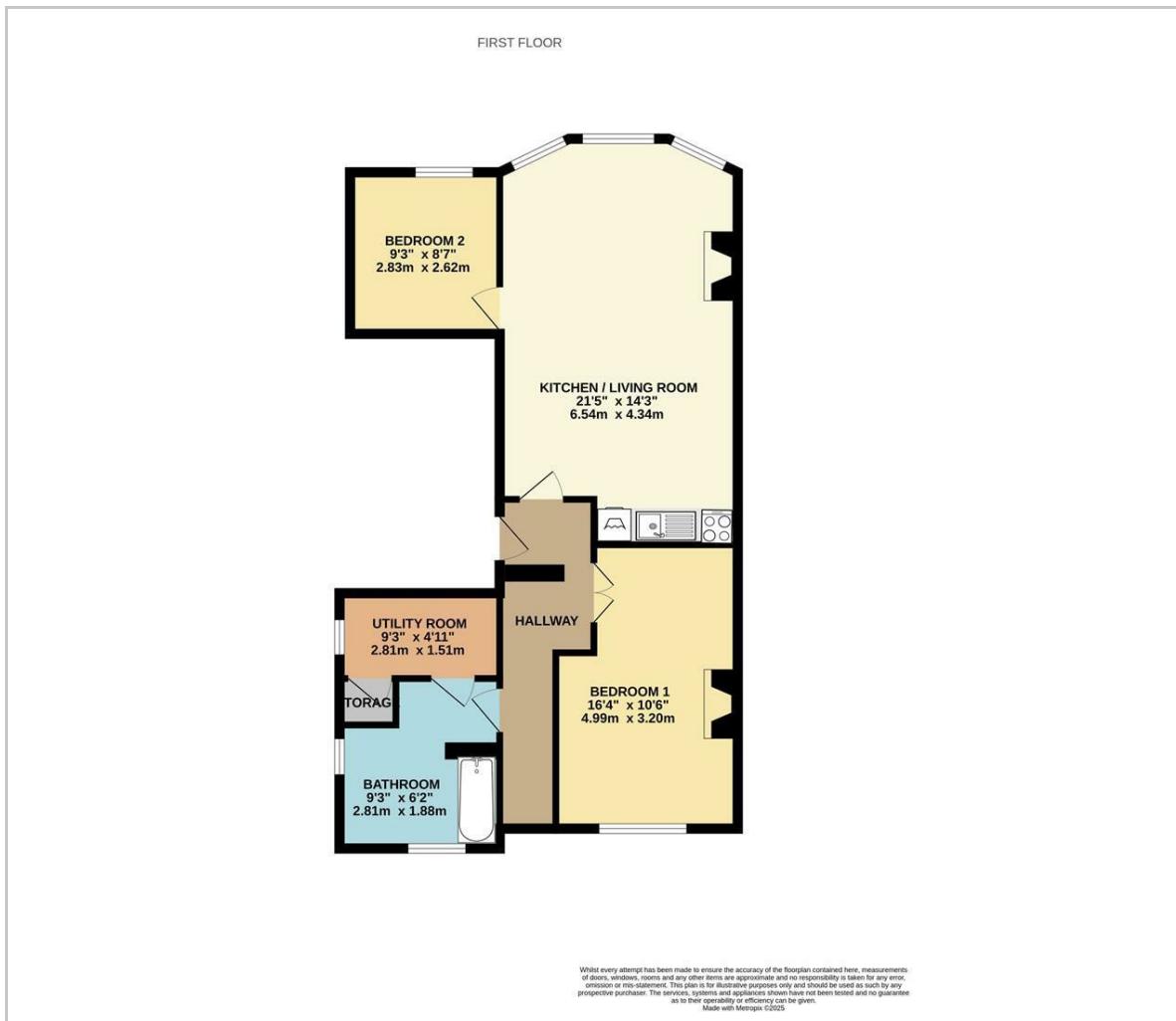
### Utility Room

9'3" x 4'11" (2.82m x 1.50m)

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



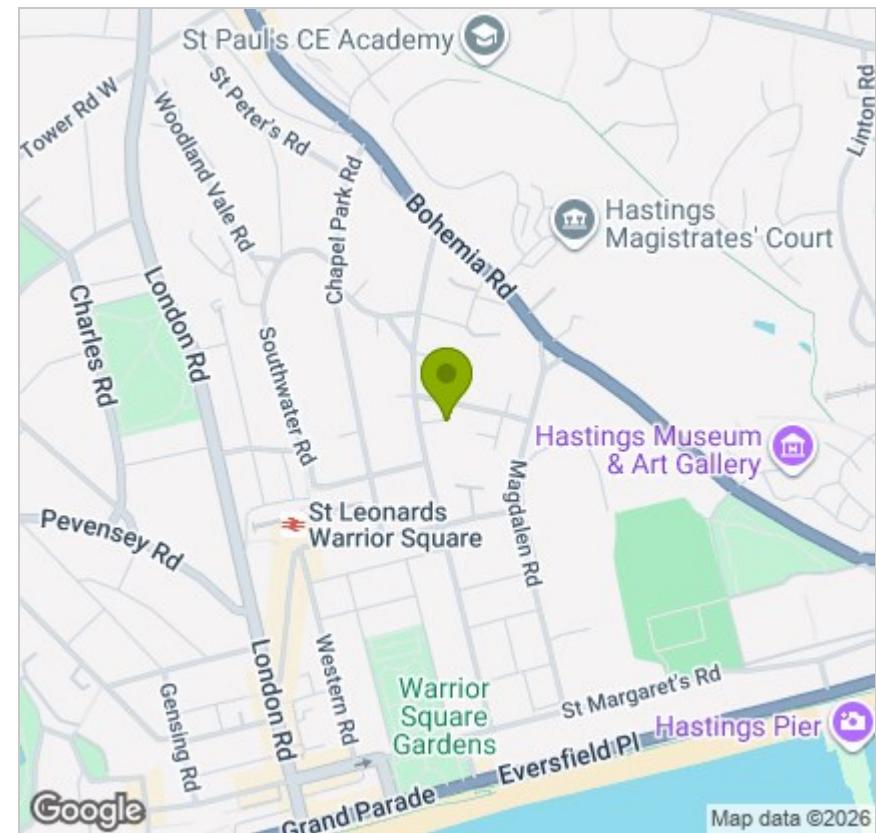
## Floor Plan



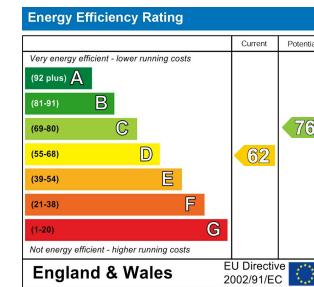
## Viewing

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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