

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Magdalen Road, St. Leonards-On-Sea

**£775 Per Calendar Month**



A well-located one bedroom ground floor flat to let on Magdalen Road, St Leonards-on-Sea, offering spacious and practical accommodation throughout.

The property comprises a separate fitted kitchen, a bright living room featuring a bay window, and a well-proportioned double bedroom, along with a bathroom.

Ideally situated within easy walking distance of Warrior Square train station, local shops, cafés, and the seafront, this ground floor flat is well suited to a single tenant or couple seeking convenient town and coastal living.

- One bedroom ground floor flat
- Separate fitted kitchen
- Well-proportioned double bedroom
- Close to local amenities, seafront, and transport links
- The security deposit required for this property £894.23
- Situated on Magdalen Road, St Leonards-on-Sea
- Bright living room with bay window
- Short walk to Warrior Square train station
- The holding deposit required for this property is £178.84
- An annual income of £23,250 is required to pass references for this property.

