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Sedlescombe Road North, St Leonards on Sea, TN37

£1,665 Per Calendar Month



# Oliver & Bailey

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**Entrance Hallway**

**Living Room**

12'11 x 12'11 (3.94m x 3.94m)

**Dining Room**

12'11 x 11'11 (3.94m x 3.63m)

**Conservatory**

11'6 x 6'5 (3.51m x 1.96m)

**Kitchen**

11'10" x 10'5" (3.63m x 3.18m)

**Shower Room**

**First floor landing**

**Bedroom One**

12'11 x 11'9 (3.94m x 3.58m)

**Balcony**

**Bedroom Two**

11'11 x 11'2 (3.63m x 3.40m)

**Bedroom Three**

9'5 x 7'11 (2.87m x 2.41m)

**Bathroom**

**Private rear garden**

**Study Room / Optional Fourth bedroom**

**Driveway parking**



**Furnished Options: Unfurnished**

**Council Tax Band: C**

**Available Date: 18th March 2026**

**Oliver  
& Bailey**

**BRIGHT & SPACIOUS FAMILY HOME... Call Robyn or Georgia at Oliver & Bailey to view this detached three/four bedroom family home.**

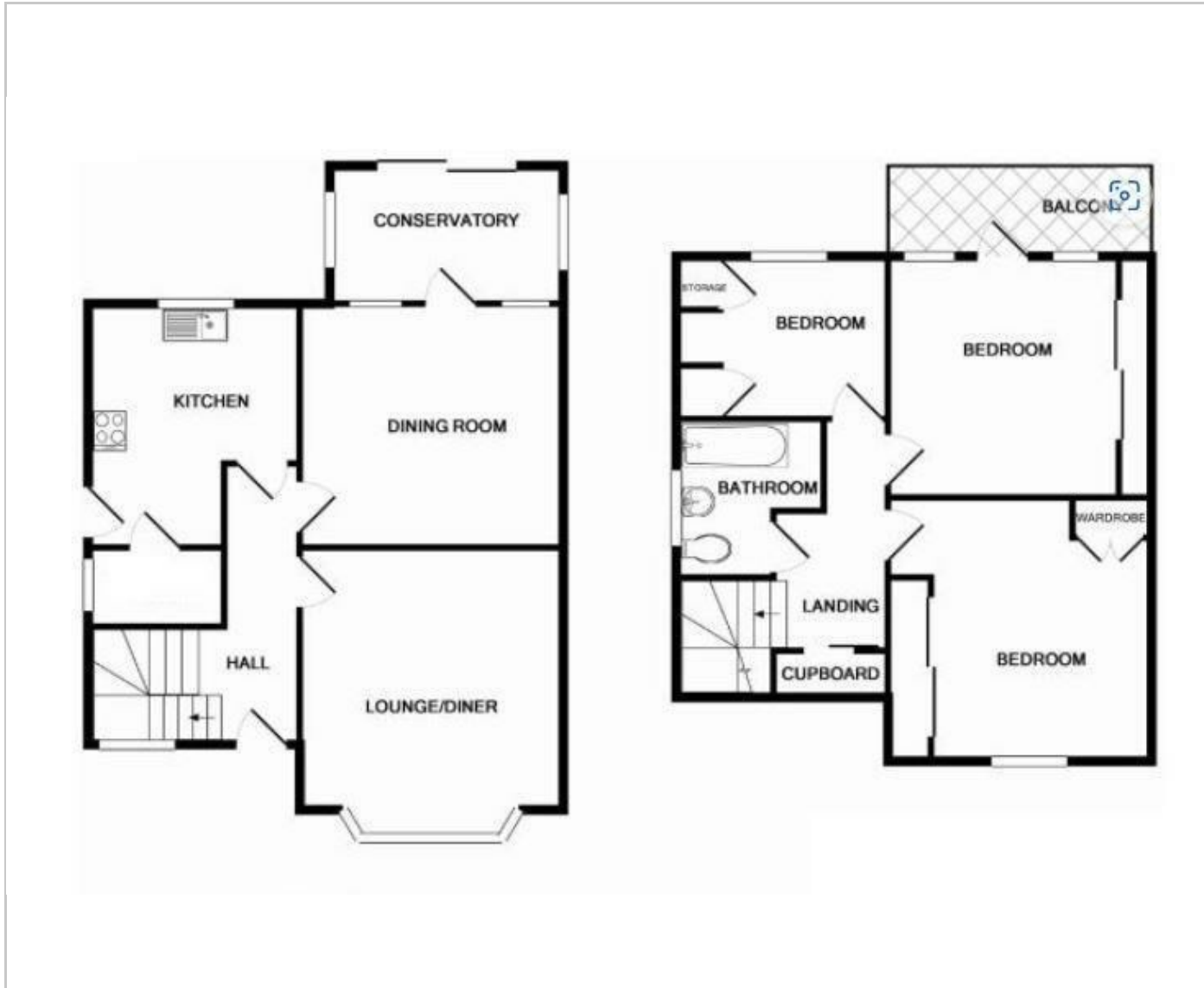
The boat house is located on Sedlescombe Road North, close to beautiful countryside walks in the Old Roar Gill leading to Alexandra Park. The property is a short distance to popular schooling and Silverhill with a range of shops and bus routes to Hasting Town Centre.

The property comprises, living room, separate dining room with conservatory leading onto an enclosed rear garden. There is a fitted kitchen with all appliances to include, washing machine, tumble dryer, dishwasher and downstairs shower room.

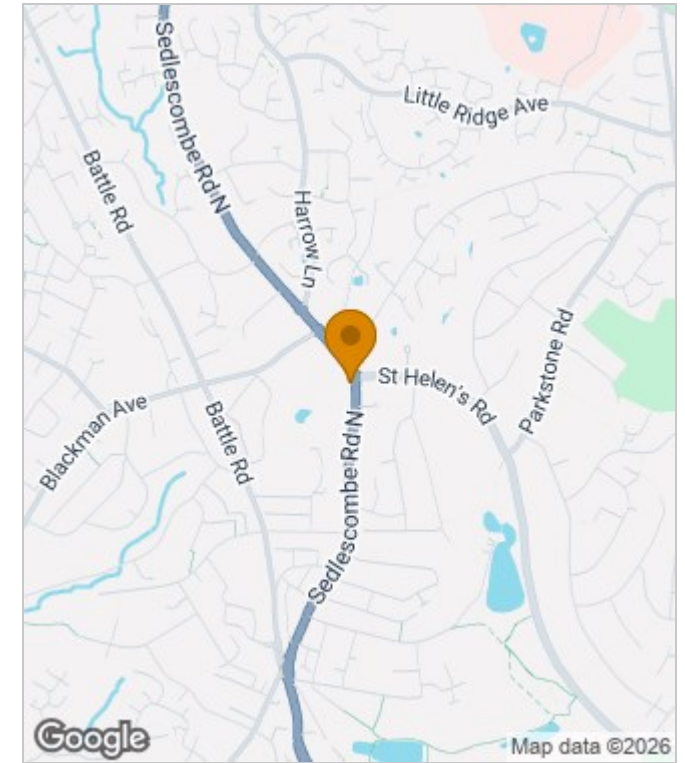
On the first floor there are three good sized bedrooms, the master with balcony with views overlooking St Leonards and family bathroom with shower over. Further benefits are gas central heating, double glazing, driveway parking and an additional room to the side of the property which could be offered as a fourth bedroom or study area.

There is also an optional Jacuzzi that could be included within the let - this would need to be discussed at the time of applying for the property.

## FLOORPLAN



## AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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