



3 1 2 C

Old Church Road, St. Leonards-On-Sea, TN38 9HB

£1,450 Per Calendar Month



# Oliver & Bailey

01424 834000 | 01424 533 555

Info@oliverbaileylettings.co.uk  
www.oliverbaileylettings.co.uk

**Entrance hallway**

**Living room**

14'11" x 12'5" (4.57m x 3.79m)

**Reception room**

11'10" x 10'4" (3.61m x 3.16m)

**Kitchen**

11'5" x 9'3" (3.48m x 2.82m)

**Downstairs W/C**

2'4" x 5'11" (0.72m x 1.82m)

**Bedroom one**

6'5" x 11'11" (1.98m x 3.64m)

**Bedroom two**

10'4" x 17'8" (3.16m x 5.40m)

**Bedroom three**

9'3" x 12'5" (2.84m x 3.80m)

**Bathroom**

10'4" x 6'3" (3.16m x 1.92m)

**Private garden**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 10th June 2026**

**Oliver  
& Bailey**

---

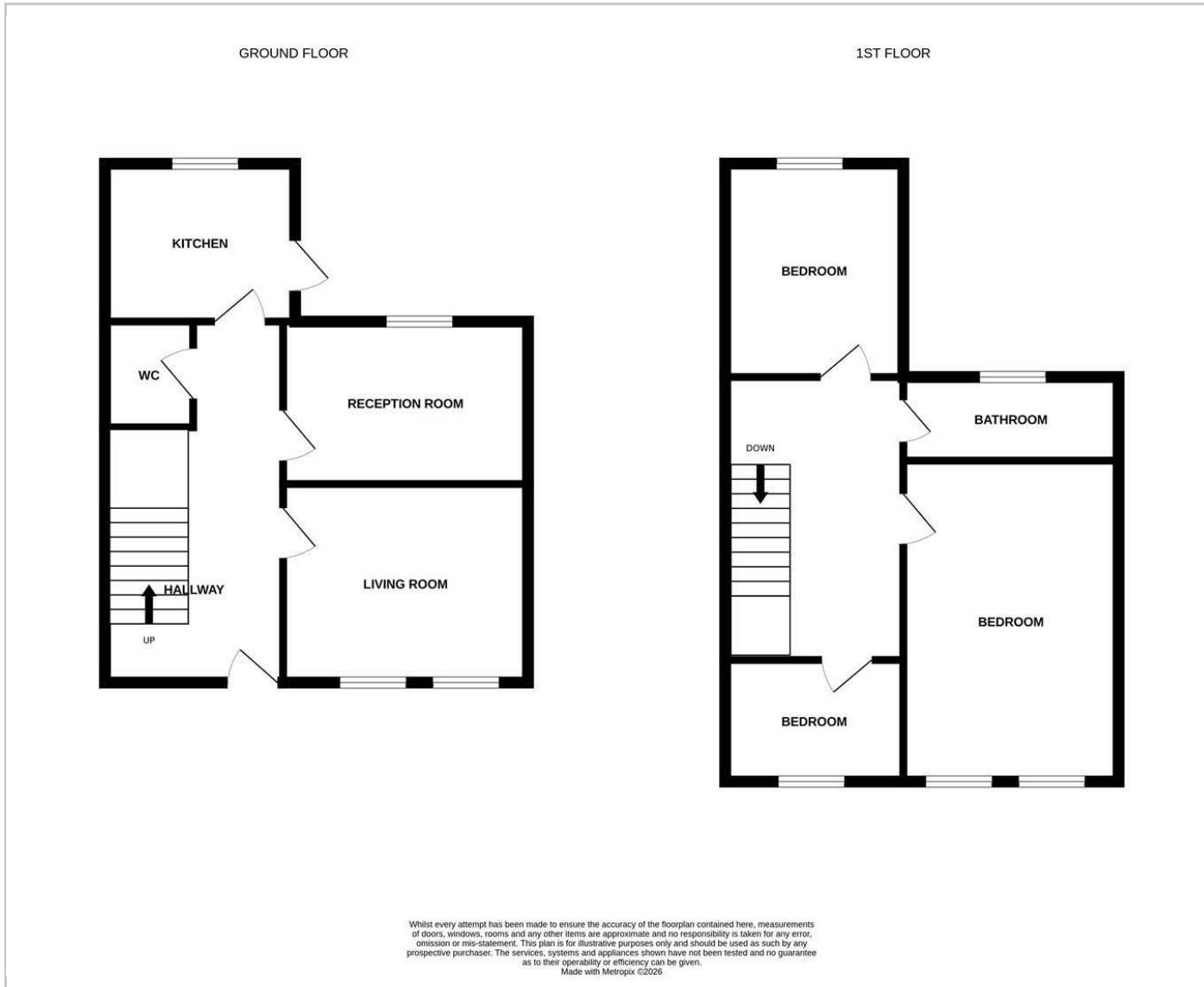
**WELL PRESENTED BRIGHT & SPACIOUS THREE BEDROOM HOUSE... Call Georgia or Robyn at Oliver & Bailey to arrange a viewing of this spacious three-bedroom terraced house.**

Located in St Leonards on Sea, the property is ideally situated for local schooling, bus routes to Hastings Town Centre and easy access to the A21 with direct links to Tunbridge Wells and London.

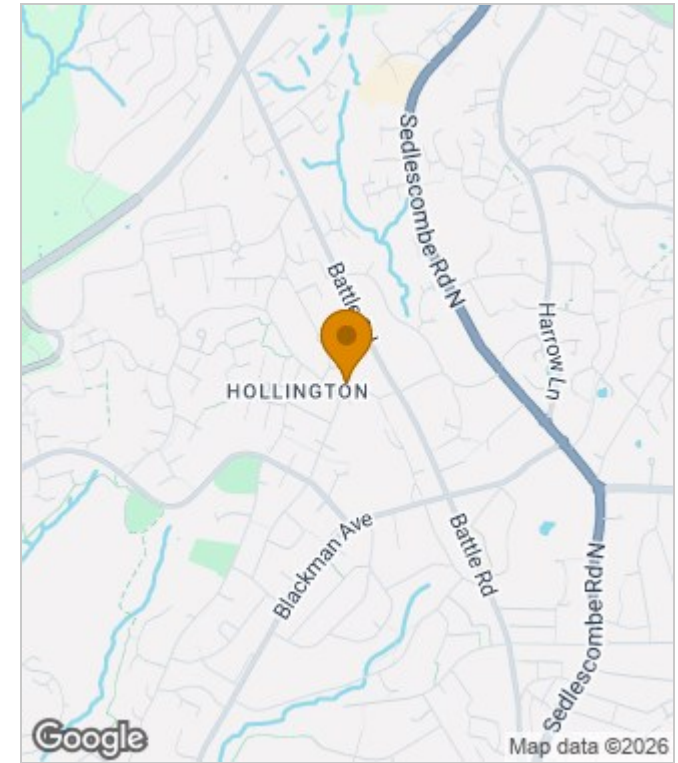
This well-presented property comprises a spacious living room, a separate reception room, and a modern fitted kitchen with an integrated oven and hob. A convenient ground-floor WC completes the downstairs accommodation. To the first floor are three bedrooms good sized and a family bathroom featuring a shower over the bath.

Further benefits to the property are gas central heating, double glazing and a good-sized rear garden.

# FLOORPLAN



# AREA MAP



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		74	86
	EU Directive 2002/91/EC		

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Cornwallis Street, Hastings, East Sussex, TN34 1SS

Tel: 01424 834000 Email: [info@oliverbaileylettings.co.uk](mailto:info@oliverbaileylettings.co.uk) <https://www.oliverbaileylettings.co.uk/>