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West Ascent, St Leonards-On-Sea, TN38 0BB

£875 Per Calendar Month Per



# Oliver & Bailey

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**Entrance hallway**

**Living room**

15'5" x 14'0" (4.72m x 4.29m)

**Kitchen**

10'7" x 5'2" (3.23m x 1.60m)

**Bedroom one**

12'9" x 12'0" (3.89m x 3.68m)

**Bathroom**



**Furnished Options: Unfurnished**

**Council Tax Band: A**

**Available Date: 16th April 2026**

**Oliver  
& Bailey**

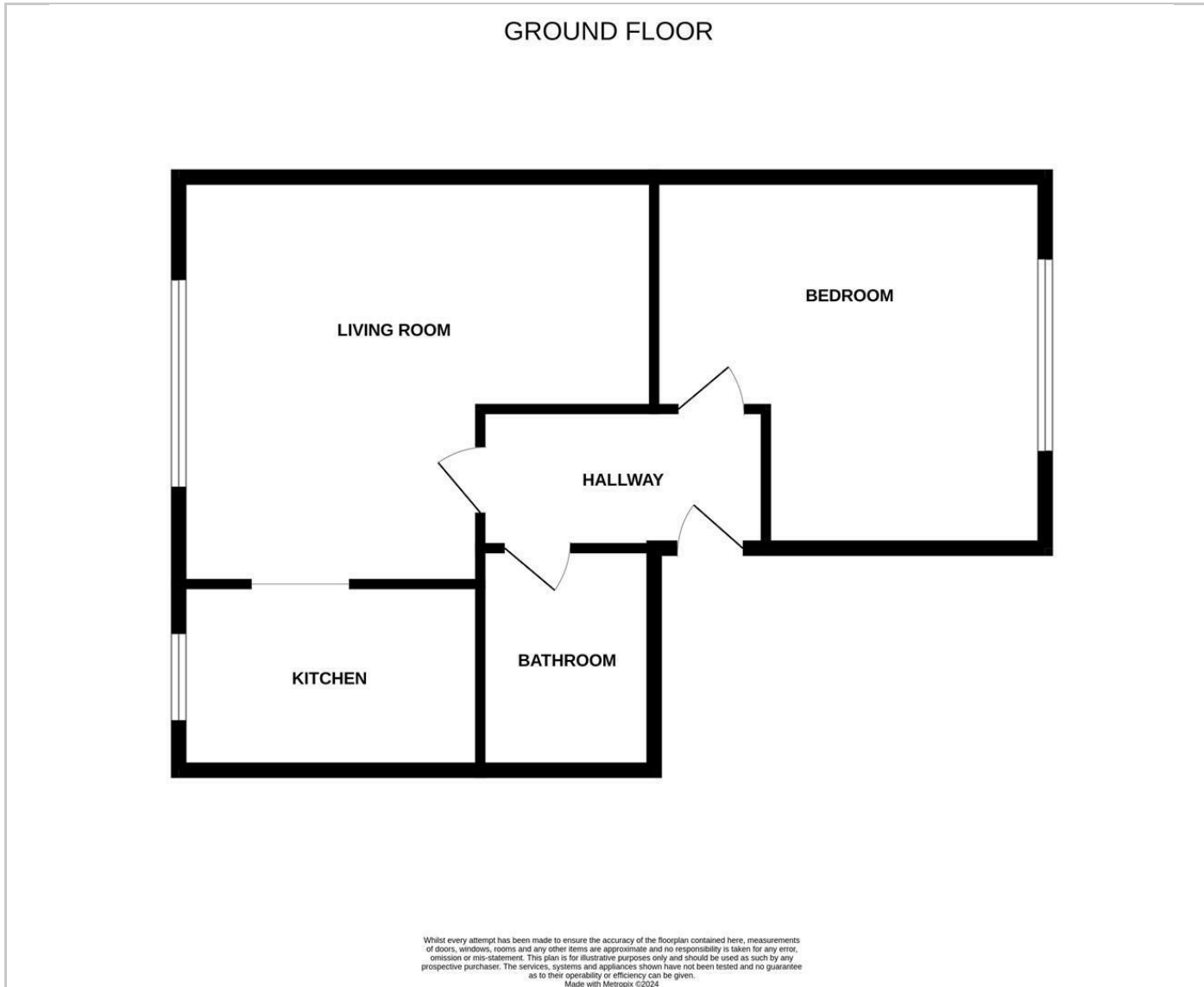
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**WEL PRESENTED APARTMENT WITH SEA VIEW...** Call Georgia or Robyn at Oliver & Bailey to view this well presented one bedroom apartment.

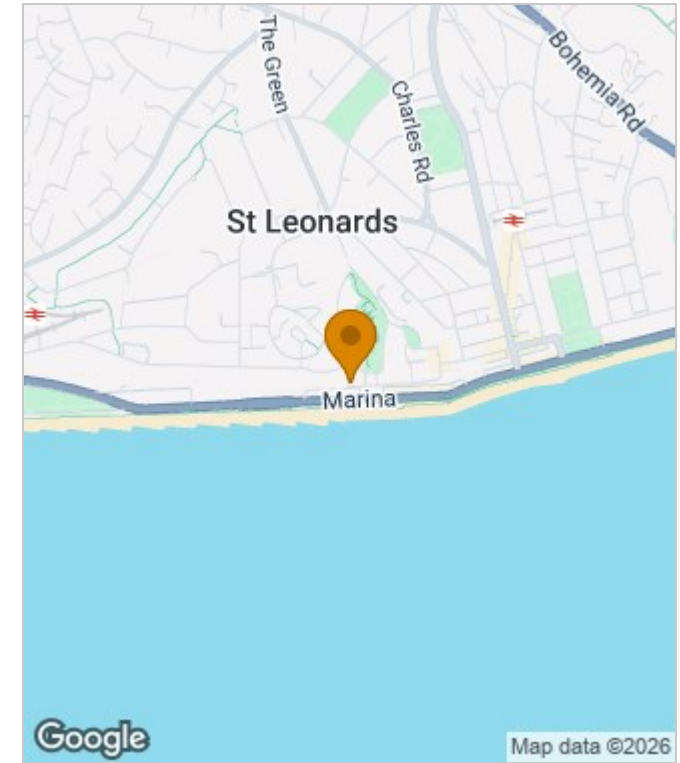
Situated in the popular Burton St. Leonard's Conservation Area. The promenade and seafront are within a few minutes' walk. Quarry House adjoins a picturesque Victorian Park with lake and winding paths. Local shops and amenities are close by and within easy reach of Warrior Square and West St. Leonard's mainline station with direct routes to London Victoria and Ashford International.

The property benefits from an EPC rating of C and is located on the first floor, the property offers bright and spacious accommodation throughout. Comprising a good sized living room with open plan kitchen, double bedroom and bathroom with shower over bath. Further benefits are gas central heating.

# FLOORPLAN



# AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	79
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.