



2 1 1 E

1-2 Sussex Road, St. Leonards-On-Sea, TN38 0BS

£950 Per Calendar Month Per



Oliver & Bailey

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Communal entrance

Living room

12'9" x 10'1" (3.89m x 3.08m)

Kitchen

6'2" x 7'5" (1.89m x 2.27m)

Bedroom one

10'7" x 11'8" (3.23m x 3.56m)

Bedroom two

10'1" x 5'2" (3.08m x 1.60m)

Bathroom

7'7" x 6'0" (2.32m x 1.83m)



Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 11th November 2025

**Oliver
& Bailey**

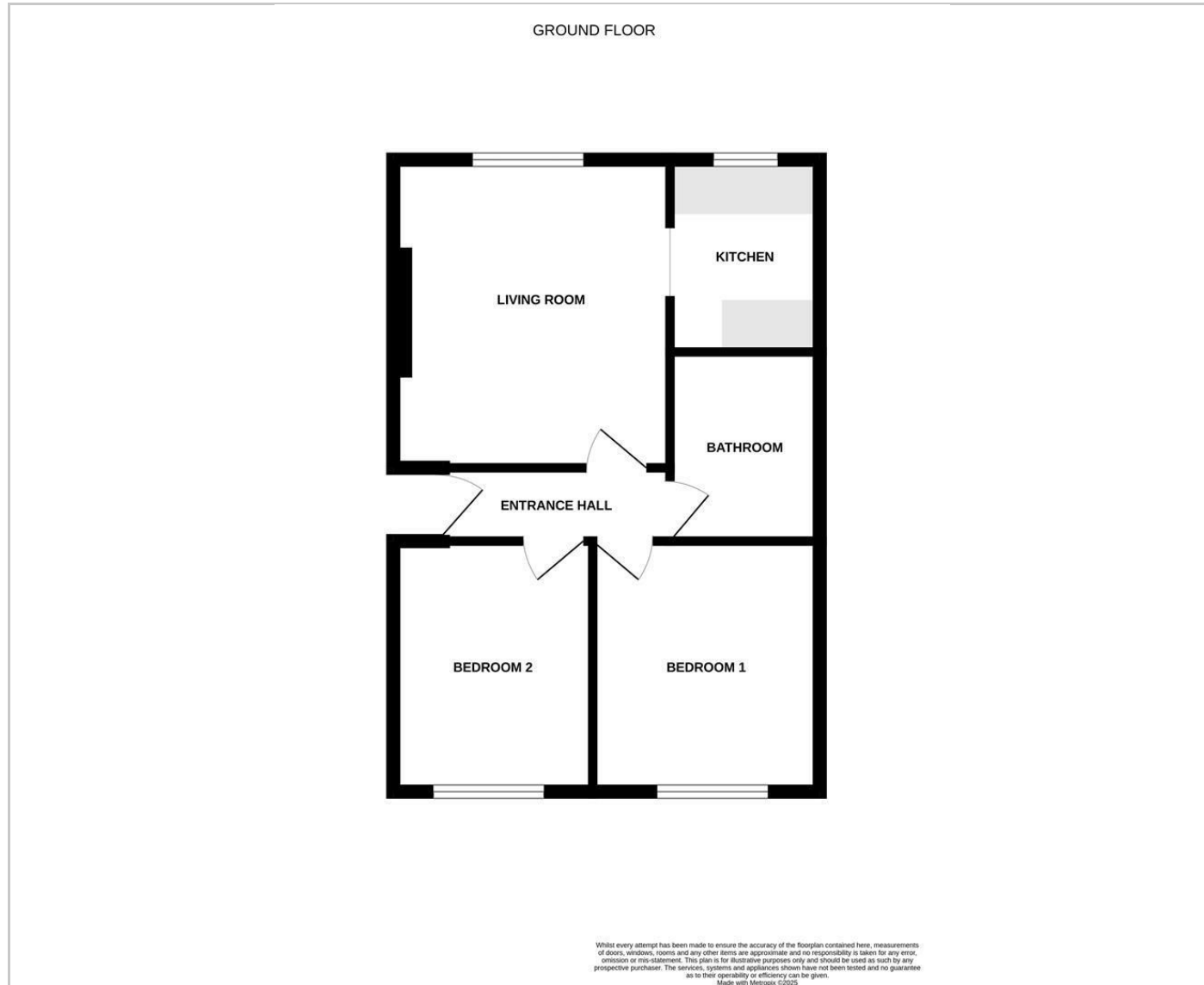
WALKING DISTANCE TO THE BEACH - BRAND NEW REFURBISHMENT... Call Georgia or Robyn at Oliver & Bailey to view this two bedroom ground floor flat.

Located behind the Marina, the property is situated in a prime area, walking distance to bus routes with direct routes to Hastings or Bexhill, a short distance to West St Leonards Train Station and also within easy access to the Sea Front Promenade and Grosvenor Gardens.

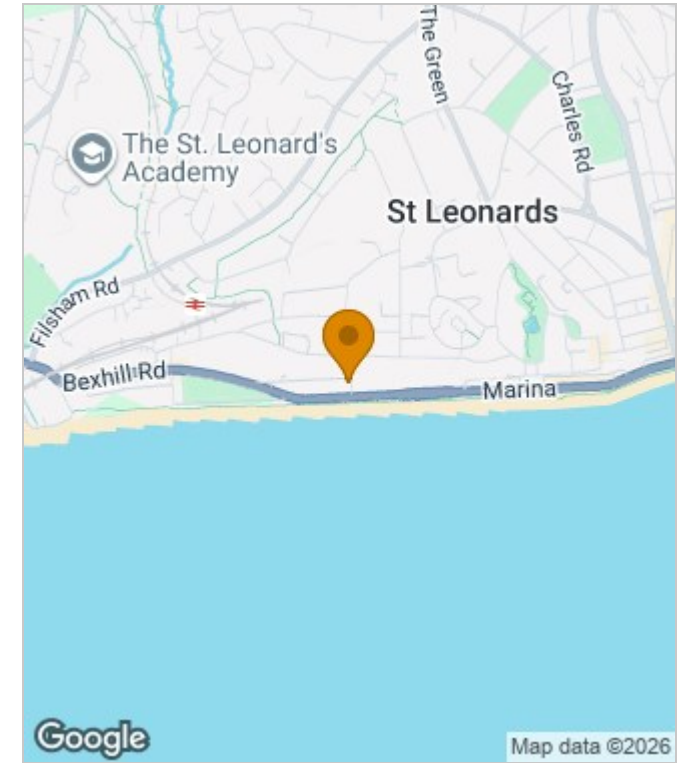
The property comprises a large living room, engineered wood flooring, modern fitted kitchen with integrated oven/hob, two bedrooms and bathroom with shower over bath.

Further benefits to the property is electric heating.

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			
England & Wales	EU Directive 2002/91/EC	73	45

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	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.

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