



OAKFIELD



OCEAN HOUSE



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London Road, St. Leonards, TN37 6FL

£1,195 Per Calendar Month



## London Road, St. Leonards, TN37 6FL

We are pleased to offer this well-presented two-bedroom, one-bathroom apartment within Ocean House, situated on the third floor enjoying far reaching roof top and sea views.

The apartment is finished to a high standard and benefits from a newly fitted modern kitchen with integrated appliances, including a washer/dryer, fridge/freezer, dishwasher, electric oven and hob. The property also features fitted blinds and contemporary bathroom suites.

Additional benefits include a secure intercom system, modern electric heating, stair access and two lifts serving all floors, a 24/7 parcel room for deliveries, an on-site caretaker, and fibre broadband availability.

Ocean House is ideally positioned just a five-minute walk from the beach and St Leonards Warrior Square mainline station, with a wide selection of independent shops, cafés and restaurants nearby, as well as easy access to Hastings town centre.

Please note:

An annual household income of £34,500 will be required to meet the affordability criteria.

Available Mid July 2026.





### Living Room/Kitchen

18'4" x 10'5" (5.61m x 3.18m)

### Bedroom One

17'7" (narrowing to 13'3") x 13'0"  
(5.37m (narrowing to 4.05) x 3.98m)

### Bedroom Two

11'10" (narrowing to 7'9") x 9'3"  
(narrowing to 3' (3.63m (narrowing to 2.38) x 2.82m (narrowing to 1.)

### Bathroom

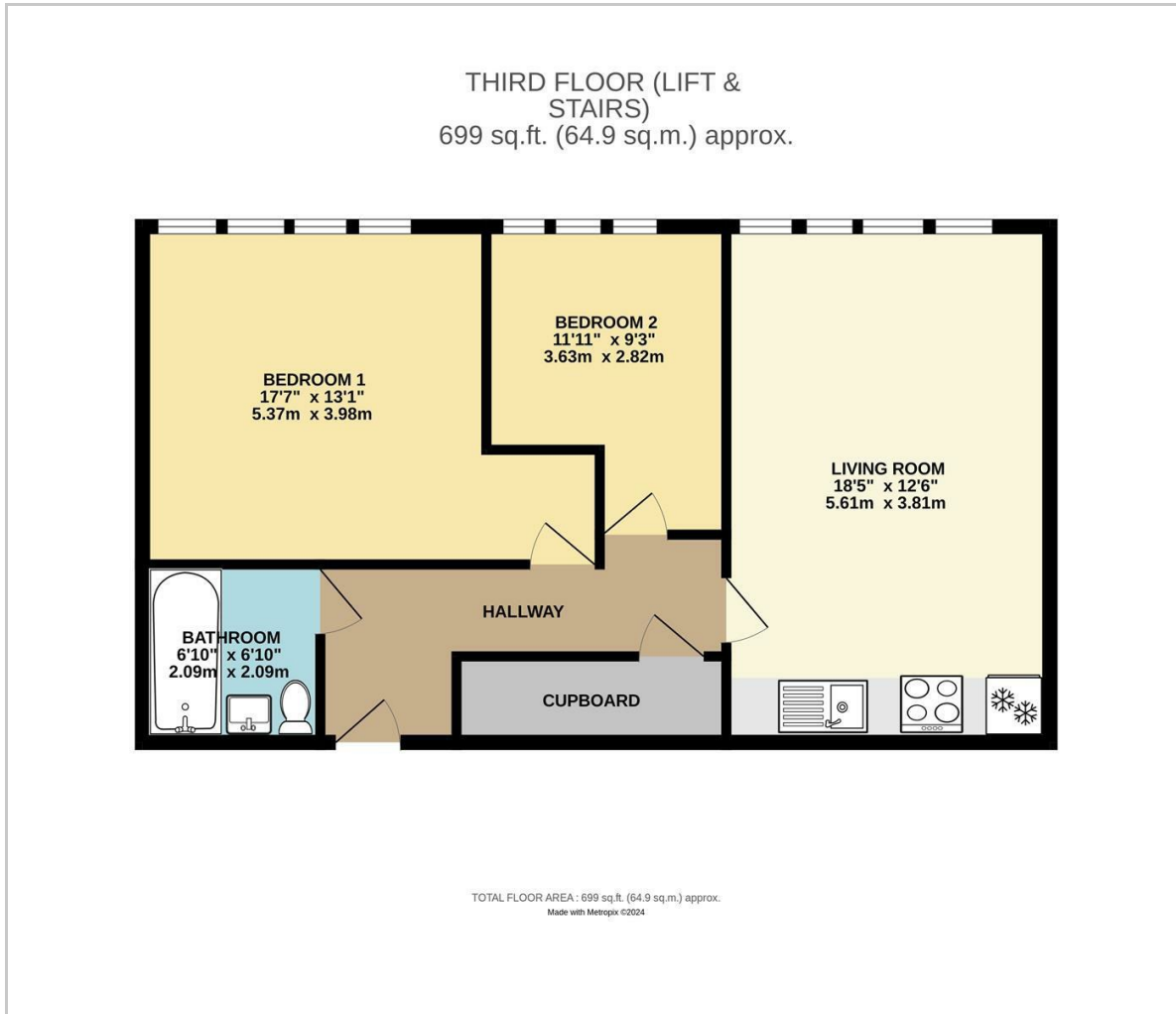
6'10" x 6'10" (2.09m x 2.09m)

**Council Tax Band B £2,081.78 Per Annum**

**Two Lifts And Stairs Servicing All Floors**



## Floor Plan



## Viewing

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph

