



OAKFIELD



Kenilworth Road, St. Leonards, TN38 0JD

£1,200 Per Calendar Month



## Kenilworth Road, St. Leonards, TN38 0JD

An attractive two-bedroom second floor apartment which has been finished to a high standard. The accommodation spans the top floor of this striking red brick Victorian-style building.

The apartment is ideally located within close proximity to St Leonards Warrior Square station (with links to London, Gatwick, and Brighton), the independent shops and cafes of Kings Road and Norman Road, and St Leonards beach and seafront promenade.

Comprises an open-plan living space with a luxury kitchen, two bedrooms, a modern bathroom, and exposed varnished floorboards throughout.

The kitchen is fitted with integrated appliances, including an electric hob and double oven, washing machine, fridge/freezer, and dishwasher. The property also benefits from a new boiler and new radiators (both installed 2023).

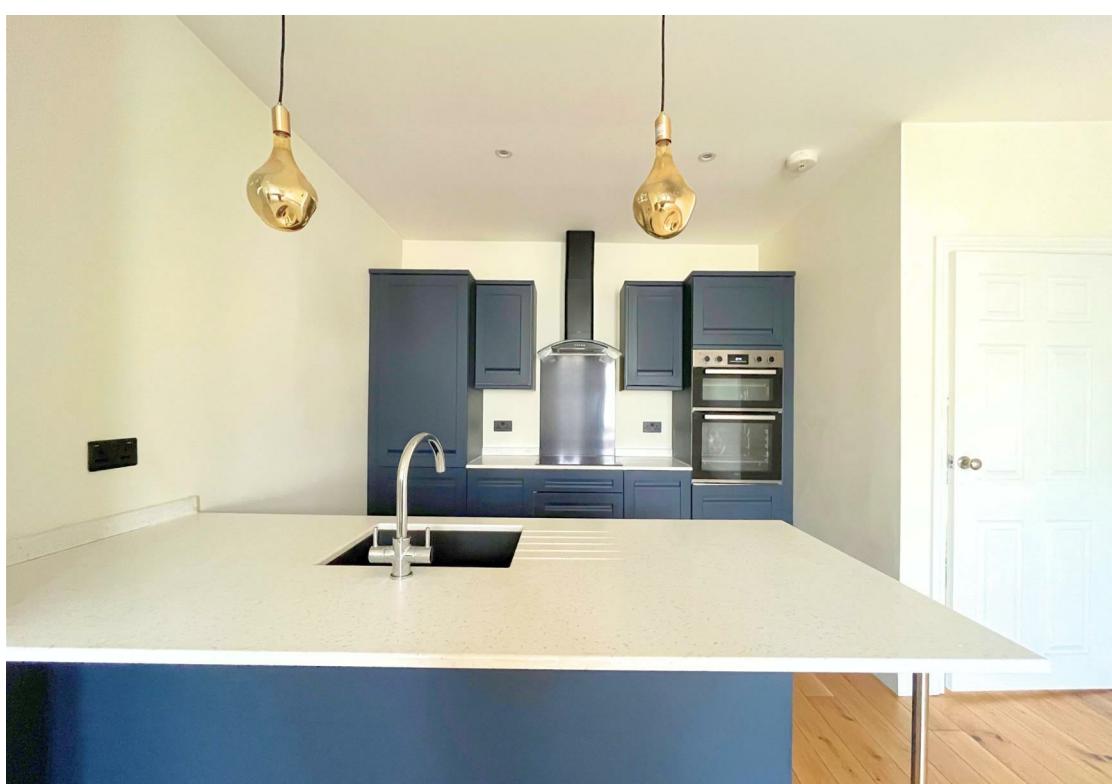
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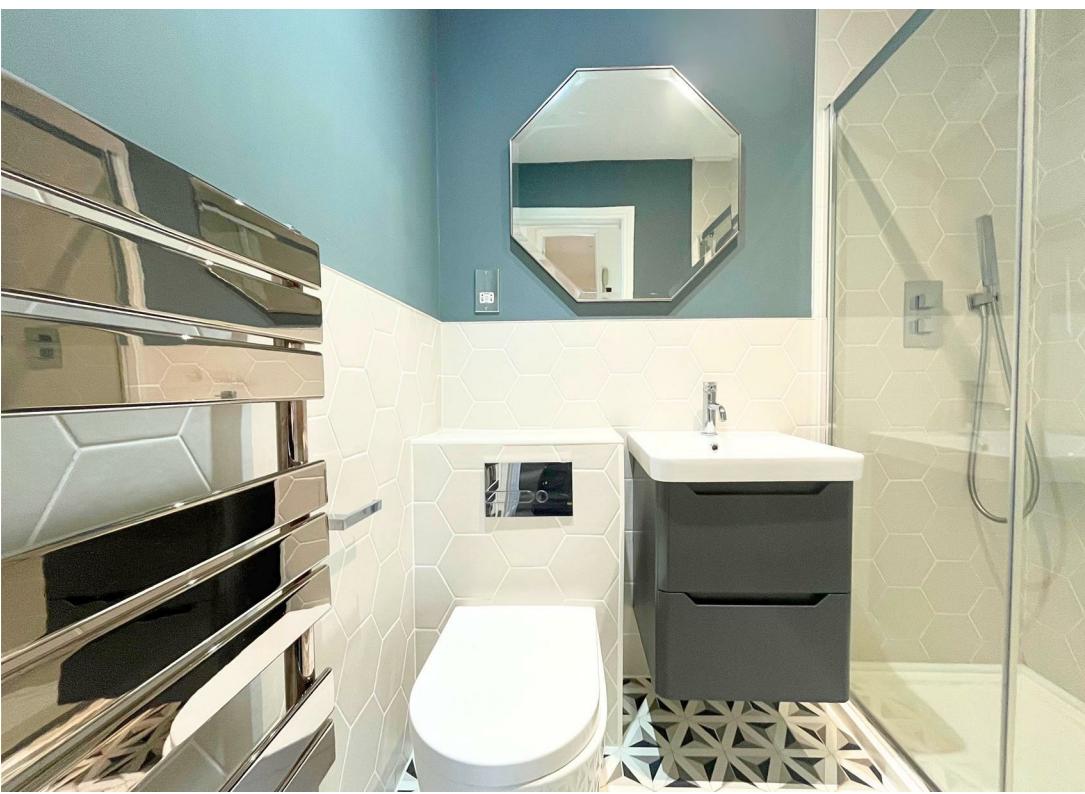
An annual household income of £36,000

is required for affordability criteria.

Minimum tenancy length is 6 months.

Available now!





### Living Room/Kitchen

21'8" x 13'0" (6.61m x 3.97m)

### Bedroom 1

13'0" x 11'5" (3.97m x 3.48m)

### Bedroom 2

12'3" x 6'10" (3.75m x 2.09m)

### Shower Room

6'5" x 4'7" (1.96m x 1.41m)

**Council Tax Band A - £1,702.76 Per Annum**

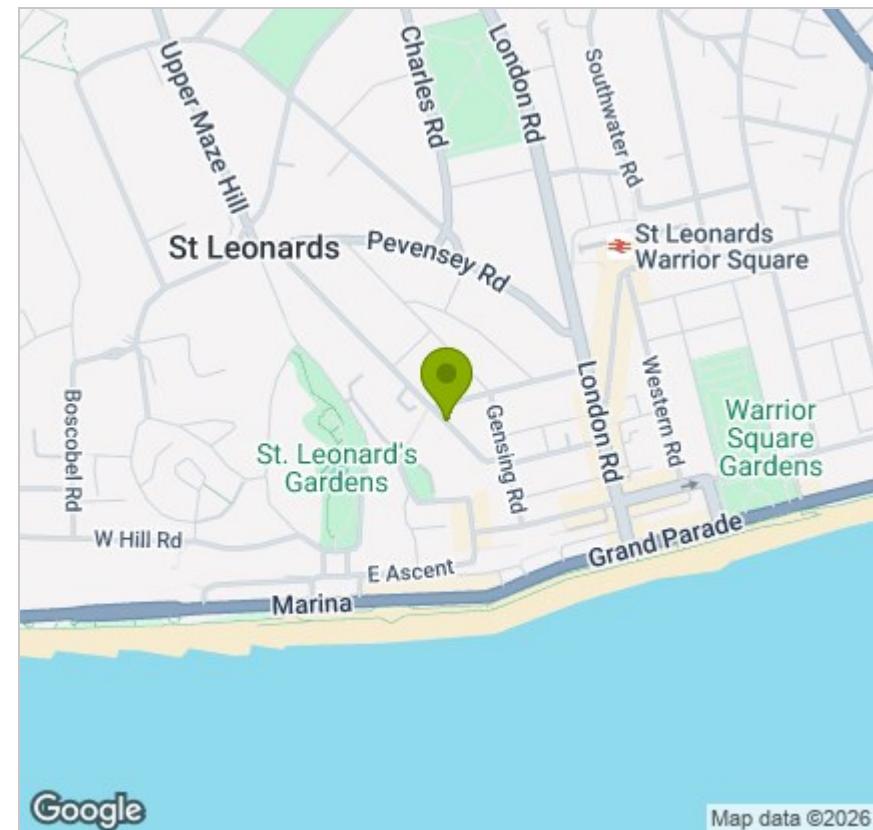
## Floor Plan



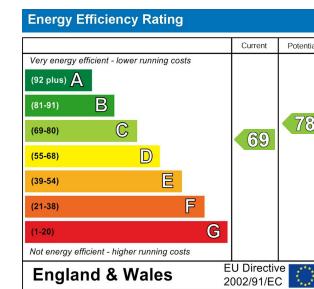
## Viewing

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

## Area Map



## Energy Efficiency Graph



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