



Little Ridge Avenue, St Leonards on Sea, TN37 7LS
£1,150 Per Calendar Month



**Oliver
& Bailey**

01424 834000 | 01424 533 555

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

Entrance hall

Kitchen

10'0" x 7'10" (3.05m x 2.41m)

Living Room

14'9" x 12'11" (4.52m x 3.96m)

First floor landing

Bedroom One

42'7" narrowing to 29'6" 36'1" x 39'4" 16'4" (13' narrowing to 9'11 x 12'5")

Bedroom Two

10'5" x 6'5" (3.18m x 1.98m)

Bathroom

Rear garden



Furnished Options: Unfurnished

Council Tax Band: B

Available Date: 12th January 2026

Oliver & Bailey

CLOSE TO POPULAR SCHOOLS AND THE CONQUEST HOSPITAL... Call Robyn or Georgia at Oliver & Bailey to view this modern and well presented two bedroom house.

The house is located in the highly sought after Little Ridge area located close to local schools, amenities and also the Conquest Hospital.

Neutrally decorated throughout the property comprises a good sized kitchen with integrated oven/hob, living room with patio doors leading onto a private rear garden.

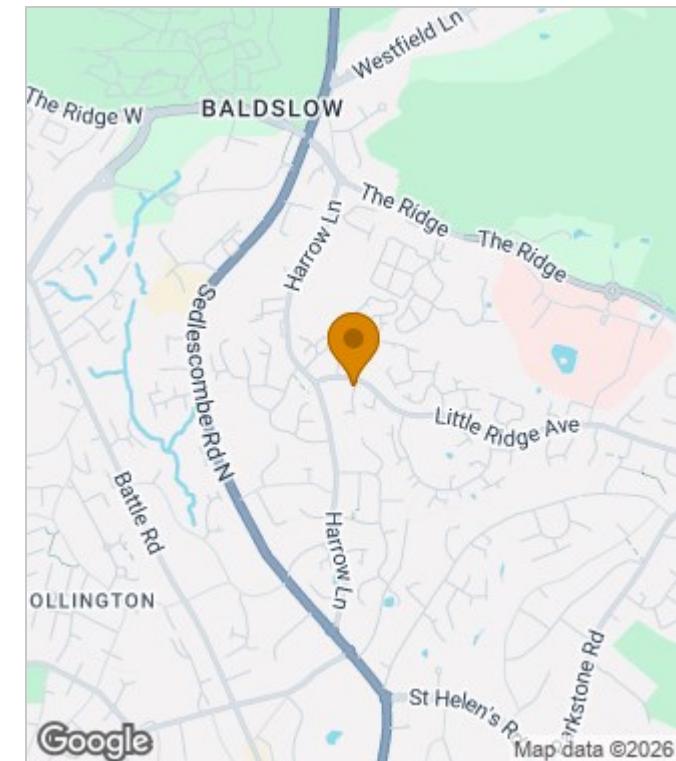
On the first floor there are two bedrooms and bathroom with shower over bath.

Further benefits to the property are gas central heating and allocated parking to the rear.

FLOORPLAN



AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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	○

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