



Church Road, St Leonards on Sea, TN37 6EF  
£1,000 Per Calendar Month



**Oliver  
& Bailey**

---

01424 834000 | 01424 533 555

[Info@oliverbaileylettings.co.uk](mailto:Info@oliverbaileylettings.co.uk)  
[www.oliverbaileylettings.co.uk](http://www.oliverbaileylettings.co.uk)

**Entrance hallway**

**Living room**

10'11" x 15'1" (3.35m x 4.60m)

**Open plan kitchen**

10'11" x 5'6" (3.35m x 1.70m)

**Separate utility room**

7'4" x 4'7" (2.24m x 1.40m)

**Bedroom one**

12'4" x 9'3" (3.76m x 2.84m)

**Bedroom two (study)**

8'7" x 8'9" (2.62m x 2.67m)

**Bathroom**

**Outside space**



**Furnished Options: Unfurnished**

**Council Tax Band: A**

**Available Date: 21st January 2026**

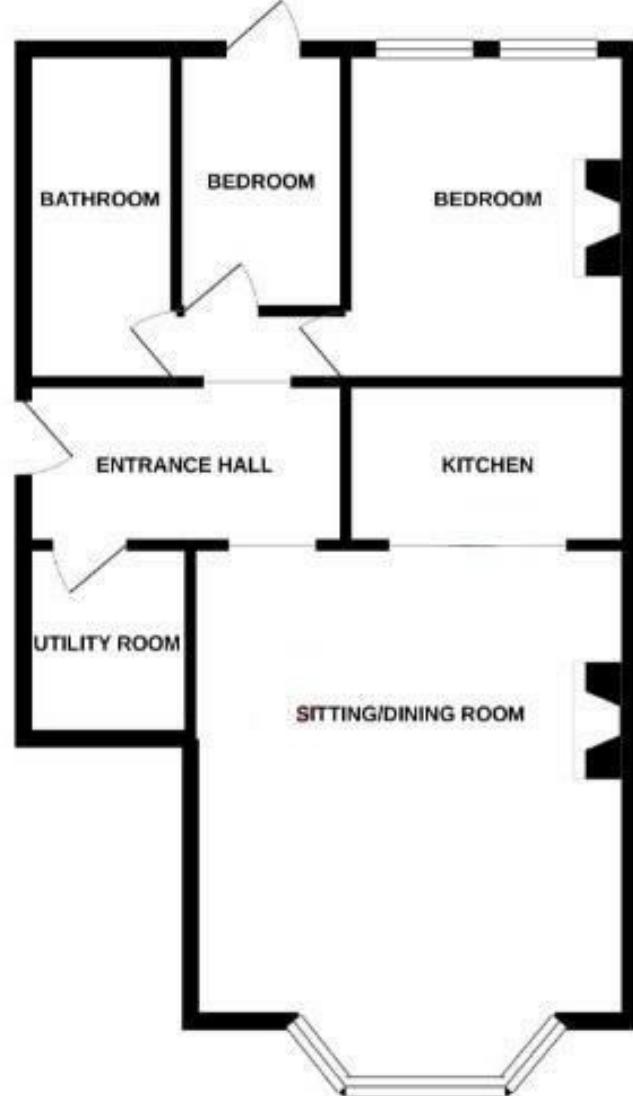
# Oliver & Bailey

WELL PRESENTED GARDEN APARTMENT WITH PRIVATE ENTRANCE... Call Georgia or Robyn at Oliver & Bailey Lettings to view this two bedroom garden apartment with second study room located in St Leonards, the property is situated within walking distance to St Leonards Warrior Square station with direct links to Ashford International and London Victoria, it is also only a short stroll away from the sea front promenade offering fantastic walks all the way to Bexhill.

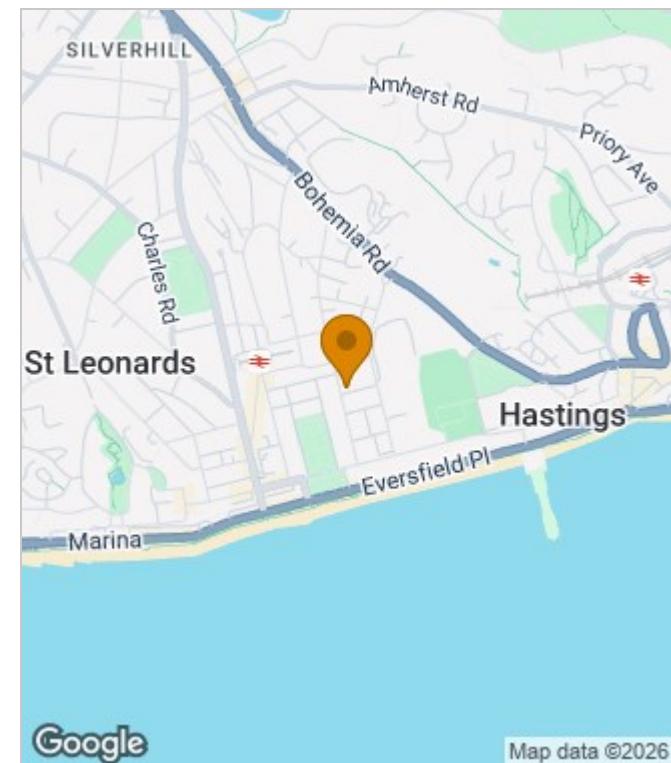
The property comprises entrance hallway, spacious living room modern fitted kitchen with fitted oven/hob and a separate utility room. There are two bedrooms (second ideally used as a study room) and bathroom with shower over bath. Further benefits to the property are a small private garden area and gas central heating.

\*\*Please note all the appliances and furniture is available for sell in the property.

## 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	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	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.