



OAKFIELD



Sedlescombe Road North, St Leonards, TN37 7DA

£1,145 Per Calendar Month



## Sedlescombe Road North, St Leonards, TN37 7DA

This three-bedroom maisonette is situated on Sedlescombe Road North in the popular Silverhill area, conveniently located close to local shops, train stations, bus routes, and a variety of other amenities.

Upon entering the property, the first level comprises a fitted kitchen and a bathroom with a shower over the bath. A short flight of stairs leads to the first bedroom and a spacious living room, which benefits from an abundance of natural light.

Further upstairs, there are two additional generously sized bedrooms.

Additional benefits include gas central heating and the advantage of the property's own private entrance.

Please note:

An annual household income of £34,350 will be required for the affordability criteria of this property.

The minimum tenancy length is 6 Months.

Available now!





## FIRST FLOOR

### Living Room

17'1" x 14'8" (5.22m x 4.48m)

### Kitchen

14'6" x 12'1" (4.43m x 3.69m)

### Bedroom Three

10'8" x 9'10" (3.26m x 3.02m)

### Bathroom

8'9" x 4'10" (2.68m x 1.48m)

## SECOND FLOOR

### Bedroom One

17'1" x 14'8" (5.22m x 4.48m)

### Bedroom Two

10'8" x 9'10" (3.26m x 3.02m)

**Council Tax Band A £1,702.76 per annum**

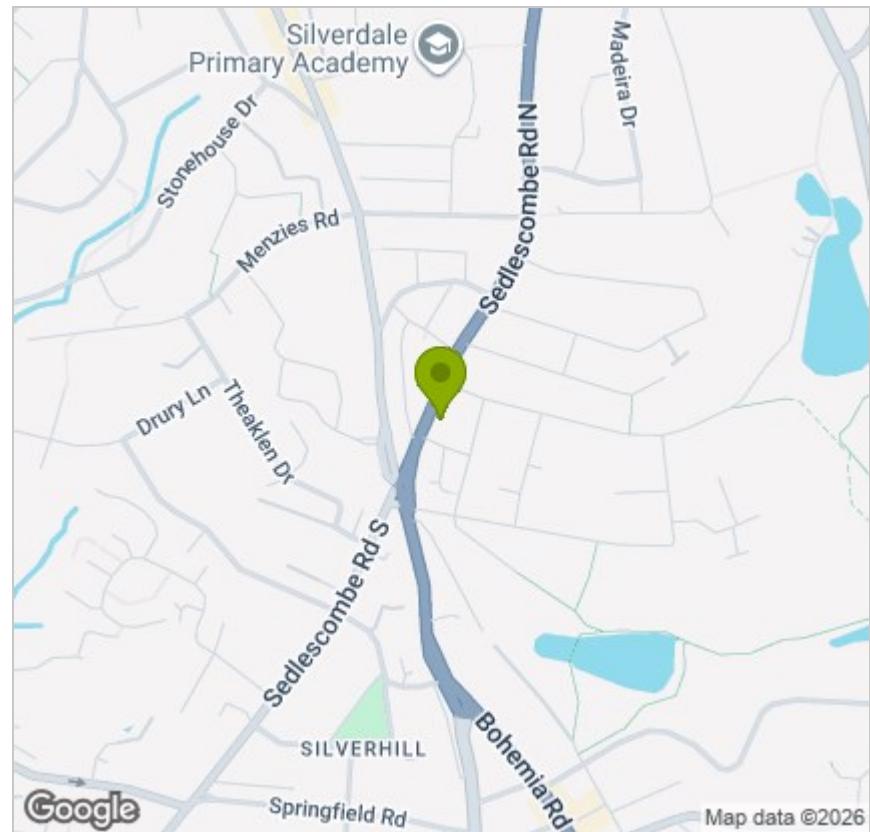
## Floor Plan



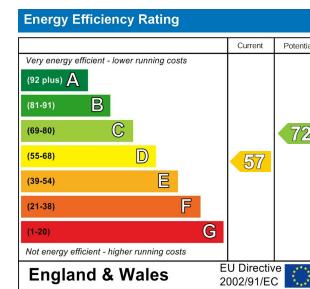
## Viewing

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



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.