



Muirfield Rise, St. Leonards-On-Sea, TN38 0XL
£1,250 Per Calendar Month



**Oliver
& Bailey**

01424 834000 | 01424 533 555

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

Living Room
12'5" x 9'10" (3.81m x 3.00m)

Kitchen/breakfast Room
12'5" x 10'2" (3.81m x 3.10m)

Landing

Bedroom
12'5" x 9'6" (3.81m x 2.92m)

Bedroom
10'2" x 6'0" (3.12m x 1.83m)

Bathroom

Driveway Parking

Front & rear gardens



Furnished Options: Unfurnished

Council Tax Band: B

Available Date: 5th December 2025

Oliver & Bailey

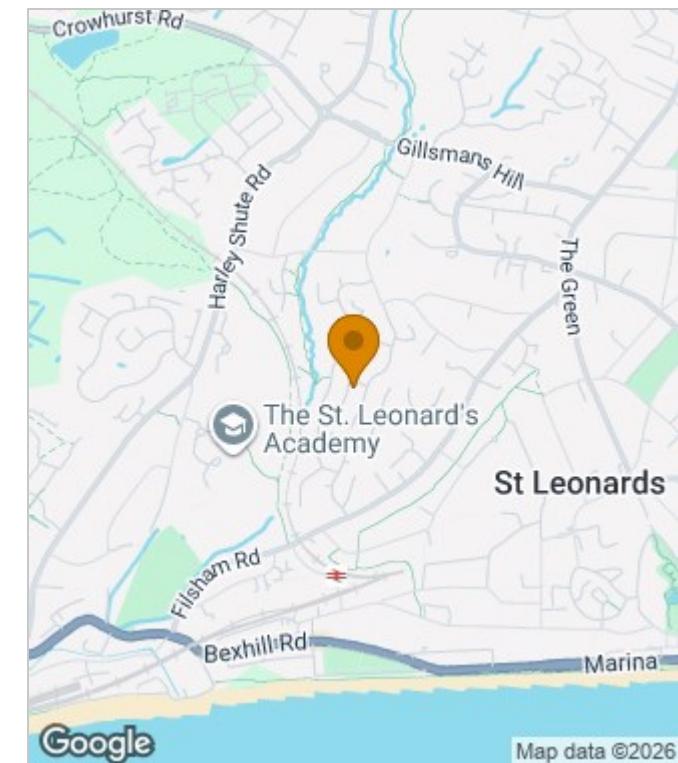
BRIGHT TWO BEDROOM HOUSE... Call Georgia or Robyn at Oliver & Bailey to view this two bedroom semi detached house. Located in West St Leonards, the house is situated close to popular schooling and easy access to transport links. Finished to a high specification the house comprises a modern fitted kitchen/breakfast room with integrated oven/hob and living room. On the first floor there are two bedrooms and bathroom with shower over bath. Externally the property offers off road parking and rear garden.

Further benefits are gas central heating, double glazing and EPC rating of a C,

FLOORPLAN



AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(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.