



OAKFIELD



Gillsmans Hill, St. Leonards, TN38 0SP

£1,500 Per Calendar Month



## Gillsmans Hill, St. Leonards, TN38 0SP

Having been decorated to a modern standard throughout, this charming double fronted weather boarded 2 to 3 bedroom cottage is now available.

The ground floor is arranged as a spacious kitchen breakfast room which features newly fitted units, electric hob and oven, and integrated fridge / freezer. The separate living room enjoys views over the rear garden. Also located on the ground floor is a handy downstairs WC, and a stylish dining room which could be used as a third bedroom.

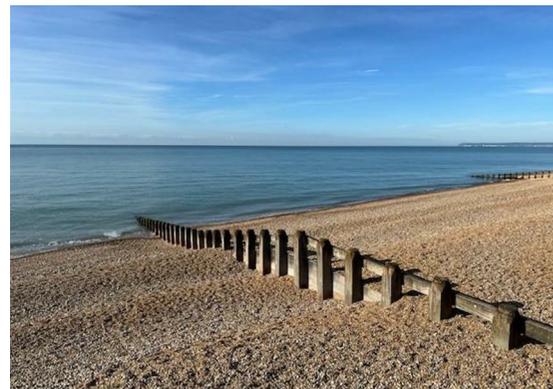
The first floor houses two well proportioned bedrooms together with a luxury family bathroom where there is a bath with a shower and screen over.

Situated near to a major supermarket, local schools and bus routes. St Leonards Warrior Square mainline station and the seafront are approximately a 15 minute walk away.

Annual household income threshold:  
£45,000

Available immediately mid May 2026





**Living Room**

11'5" x 9'0" (3.48m x 2.76m)

**Kitchen / Breakfast Room**

11'3" x 10'11" (3.44m x 3.35m)

**Bedroom 3 / Dining Room**

14'8" x 8'4" (4.48m x 2.55m)

**Bedroom 1**

14'8" x 8'4" (4.48m x 2.55m)

**Bedroom 2**

9'9" x 8'5" (2.99m x 2.58m)

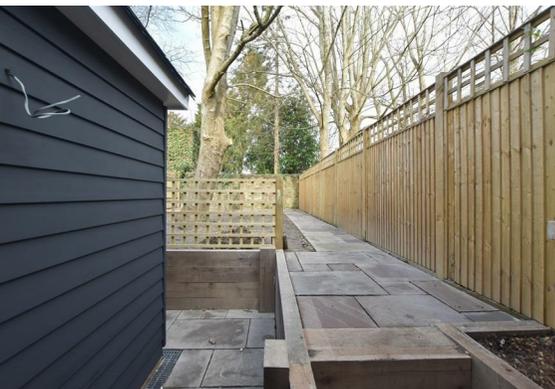
**Bathroom**

7'8" x 4'6" (2.35m x 1.39m)

**Rear Garden**

**Council Tax Band B - £2,081.78 Per Annum**

from April 2026



## Floor Plan

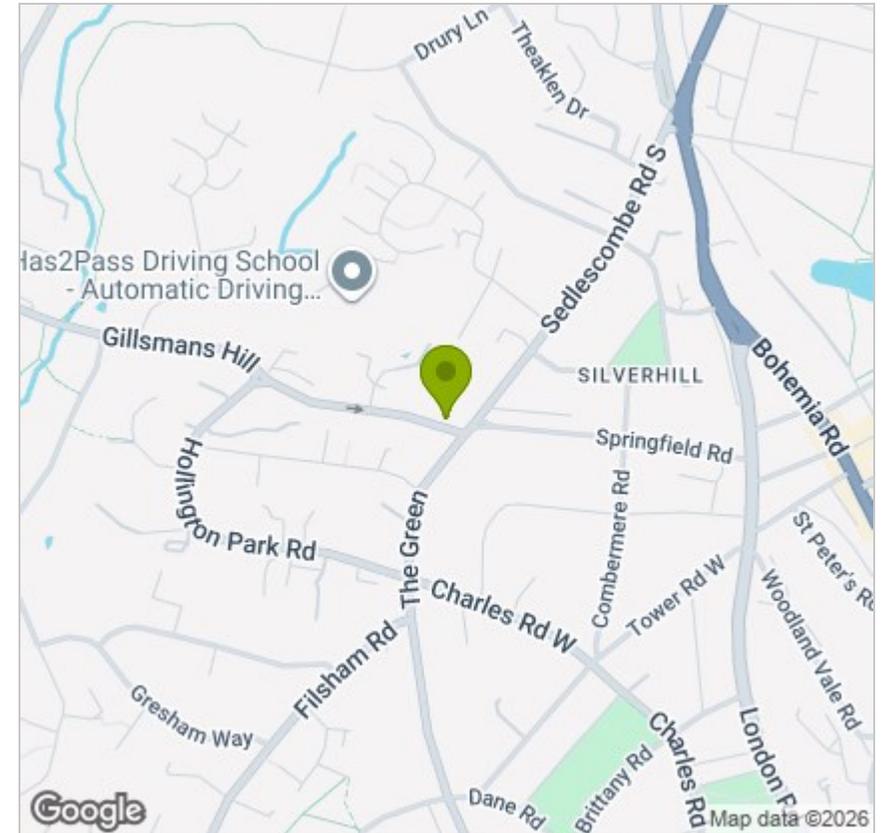


## Viewing

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

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## Area Map



## Energy Efficiency Graph

