



Helena Court, 112 - 117 Pevensey Road, St Leonards  
£1,200 Per Calendar Month



**Oliver  
& Bailey**

---

01424 834000 | 01424 533 555

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

**Entrance Hallway**

**Living Room**

16'2" x 12'6" (4.95m x 3.83m)

**Kitchen/Dining Room**

14'10" x 9'4" (4.54m x 2.87m)

**Bedroom Two**

14'6" x 12'8" (4.42m x 3.88m)

**Bathroom**

13'4" x 7'5" (4.08m x 2.28m)

**First floor**

**Bedroom One**

11'5" x 9'4" (3.48m x 2.87m)



**Furnished Options: Unfurnished**

**Council Tax Band: A**

**Available Date: 18th January 2025**

# Oliver & Bailey

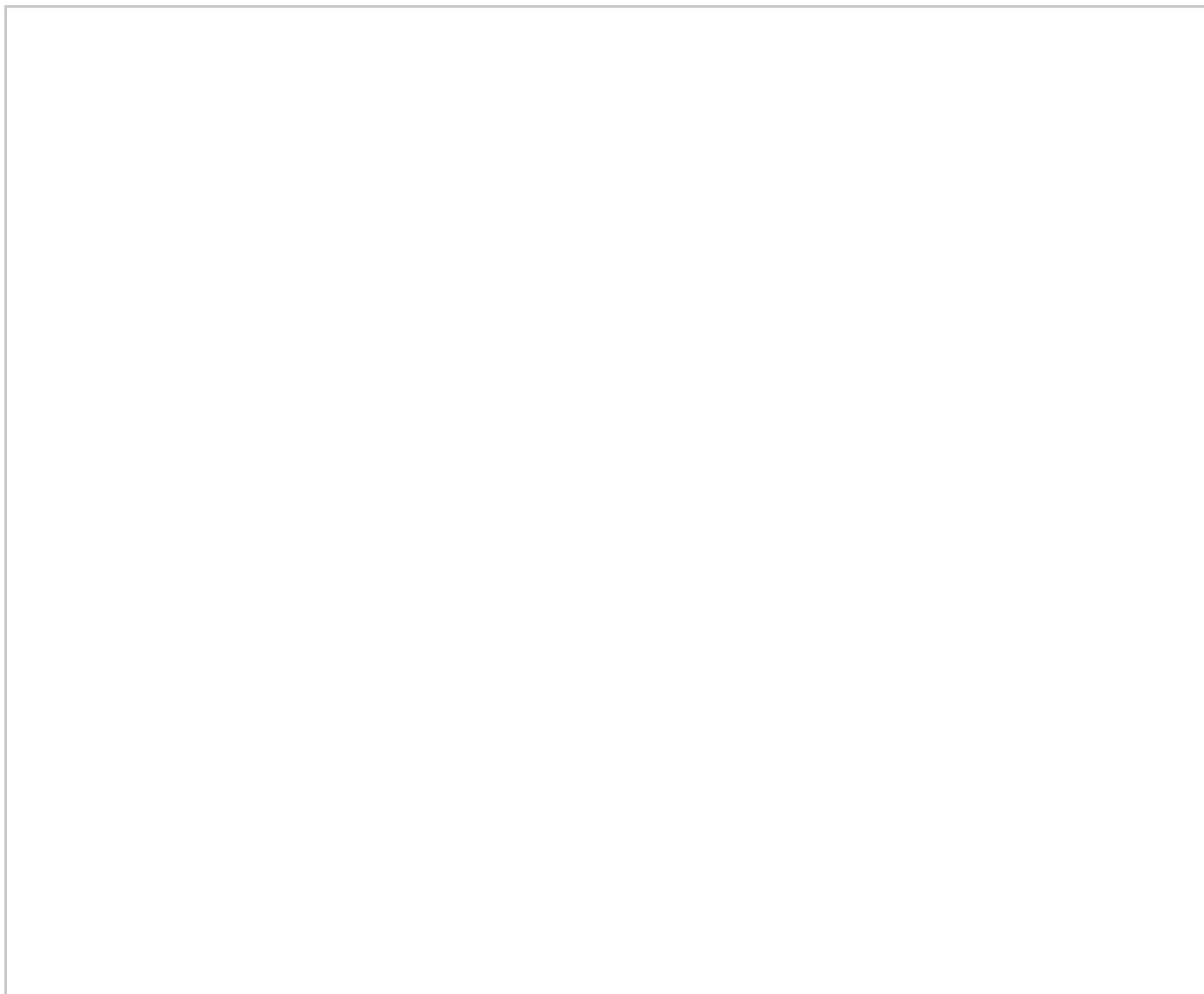
**BRIGHT AND SPACIOUS APARTMENT IN ST LEONARDS ON SEA...** Call Georgia or Robyn at Oliver & Bailey to view this delightful two bedroom second floor apartment.

Located in Pevensey Road, the apartment is in a prime location walking distance to the hustle and bustle of Kings Road, sea front promenade and St Leonards Gardens.

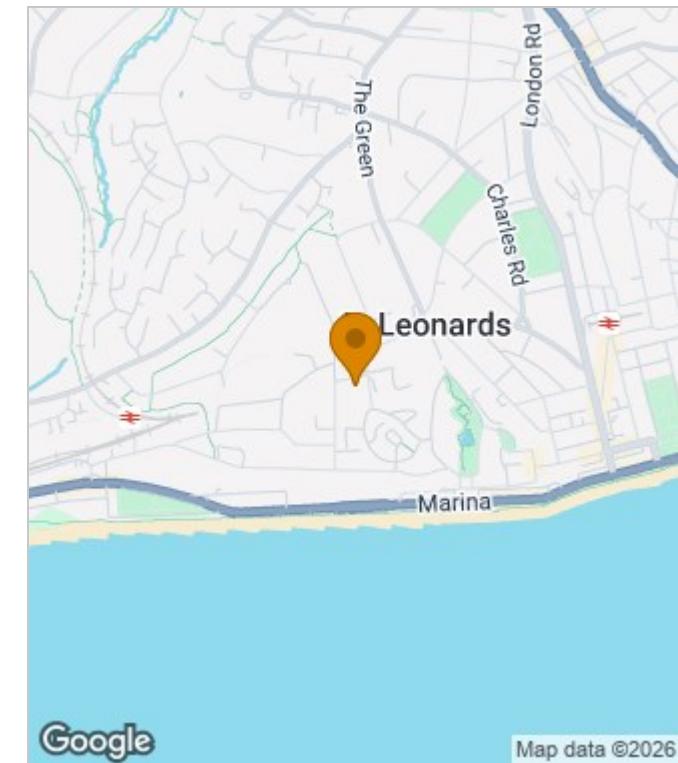
The apartment is arranged over two floors and offers bright and spacious accommodation throughout, comprising a modern fitted kitchen with stripped wood flooring, cast iron radiators, there is also an integrated oven/hob and an American style fridge freezer. Living room is to the rear of the property and offers a feature fireplace. There are two good sized bedrooms and bathroom with bath (no shower), the bathroom also offers washing machine and tumble dryer.

Further benefits to the property are gas central heating and an EPC rating of D.

## 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	67	72
(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 <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	○

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.