



**Flat 2, 50 Norman Road, St. Leonards-On-Sea TN38 0EJ**  
**£1,150 PCM**

This is an opportunity to rent a stunning mid floor maisonette flat in the artistic centre of St Leonards on Sea. With high ceilings, bespoke window shutters, and a fantastic sun terrace with sea views, this is a superb home for those seeking a retreat by the coast.

Long term and a pet would be considered. Ideal for a single person or working professionals. Unfurnished.



- Beautiful Maisonette Apartment
- Magnificent roof terrace with sea views
- Bespoke Shutters and Twin Windows
- Modern Kitchen with Appliances
- Available mid May long term
- Private Entrance
- Large Bright Living Room with high ceilings and feature fireplace
- Master Bedroom with view to the Terrace
- Spacious feel with ample storage
- A pet is considered with the right tenant

## The Location

This attractive Victorian building is complemented by the surrounding architecture in Norman Road. With a wealth of art galleries, boutiques, and independent shops, this is a fabulous place to live. The seafront is literally a 50m walk around the corner and it has an abundance of trendy cafes, bars, and restaurants within easy walking distance. Warrior Square station is at the end of Kings Road, just 2 minutes walk, with regular mainline services to London, Brighton, and Ashford.

## The Apartment

Private Entrance from Norman Road

A wide hallway which is ideal for a bike and coats.

Stairs up to the first floor and it is partially split level.

Lounge 16' x 14' (4.88m x 4.27m). Bay window and sash window facing the front aspect with shutters, carpet, feature fireplace, radiator, high skirting boards and pictures rails. Plenty of character and charm throughout the flat.

Kitchen 12'2" x 7'7" (3.7m x 2.31m). Black slate effect linoleum, range of base and wall units, washing machine and fridge, double glazed window, door leading to the amazing sun terrace.

Bedroom 13'6" x 10'2" (4.11m x 3.1m). Nice bright bedroom with carpet, radiator, double glazed window facing the rear aspect with sea views, and a feature fireplace.

Bathroom 7'5" x 7'3" (2.26m x 2.2m). Black slate effect linoleum, bath with shower over, basin, and W.C, boiler, double glazed window facing the rear aspect with sea views.

Sun Terrace 8'9" x 8'4" (2.67m x 2.54m). With views of the English channel.

## The Details

Gas Central Heating

Highly Energy Efficient

Period Features

EPCC

Council Tax Band A

Available mid May on a long term let, unfurnished. Kitchen appliances included.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	72	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B	72	78
(69-80)	C		
(55-68)	D		
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(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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