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Warren Close, St. Leonards-On-Sea, TN38 8DT

£1,150 Per Calendar Month



**Oliver  
& Bailey**

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01424 834000 | 01424 533 555

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

**Entrance hallway**

**Kitchen**

7'1" x 11'10" (2.17m x 3.61m)

**Living Room**

11'10" x 13'11" (3.62m x 4.25m)

**Landing**

**Bedroom One**

9'6" x 9'8" (2.91m x 2.97m)

**Bedroom Two**

11'9" x 9'6" (3.60m x 2.92m)

**Bathroom**

**Rear garden**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 22nd February 2025**

**WELL PRESENTED FAMILY HOME...** Call Georgia or Robyn at Oliver & Bailey to view this well portioned two bedroom end of terrace family home.

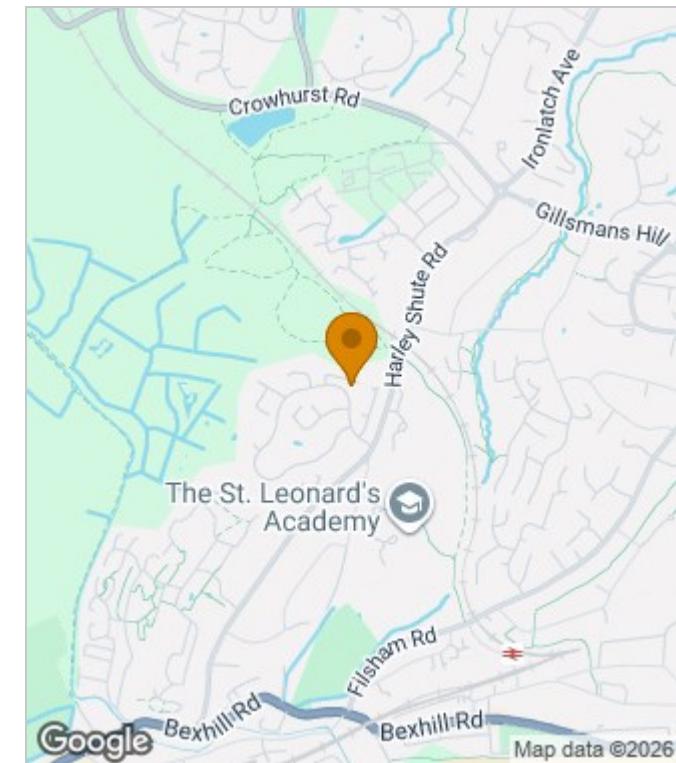
The property is located in St Leonards close to local schools and bus routes to Hastings Town Centre. Neutrally decorated throughout the property comprises living room, modern fitted kitchen, two good size bedrooms and bathroom with shower over bath. Externally the property offers off road parking for one car and private well maintained garden. Further benefits are gas central heating and double glazing.

# Oliver & Bailey

## FLOORPLAN



## AREA MAP



| Energy Efficiency Rating                    |   | Current                 | Potential               |
|---|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs |   |                         |                         |
| (92 plus)                                   | A |                         | 90                      |
| (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 | 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 | 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.