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**London Road, St. Leonards-On-Sea, TN37 6AY**

**£1,100 Per Calendar Month**

# Oliver
# & Bailey

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**Hallway**

**Living Room with open plan kitchen**
*17'10" x 12'7" (5.44m x 3.84m)*

**Bedroom**
*12'2" x 8'1" (3.71m x 2.48m)*

**Shower Room**
*8'2" x 3'2" (2.49m x 0.99m)*



Furnished Options: Unfurnished

Council Tax Band: A

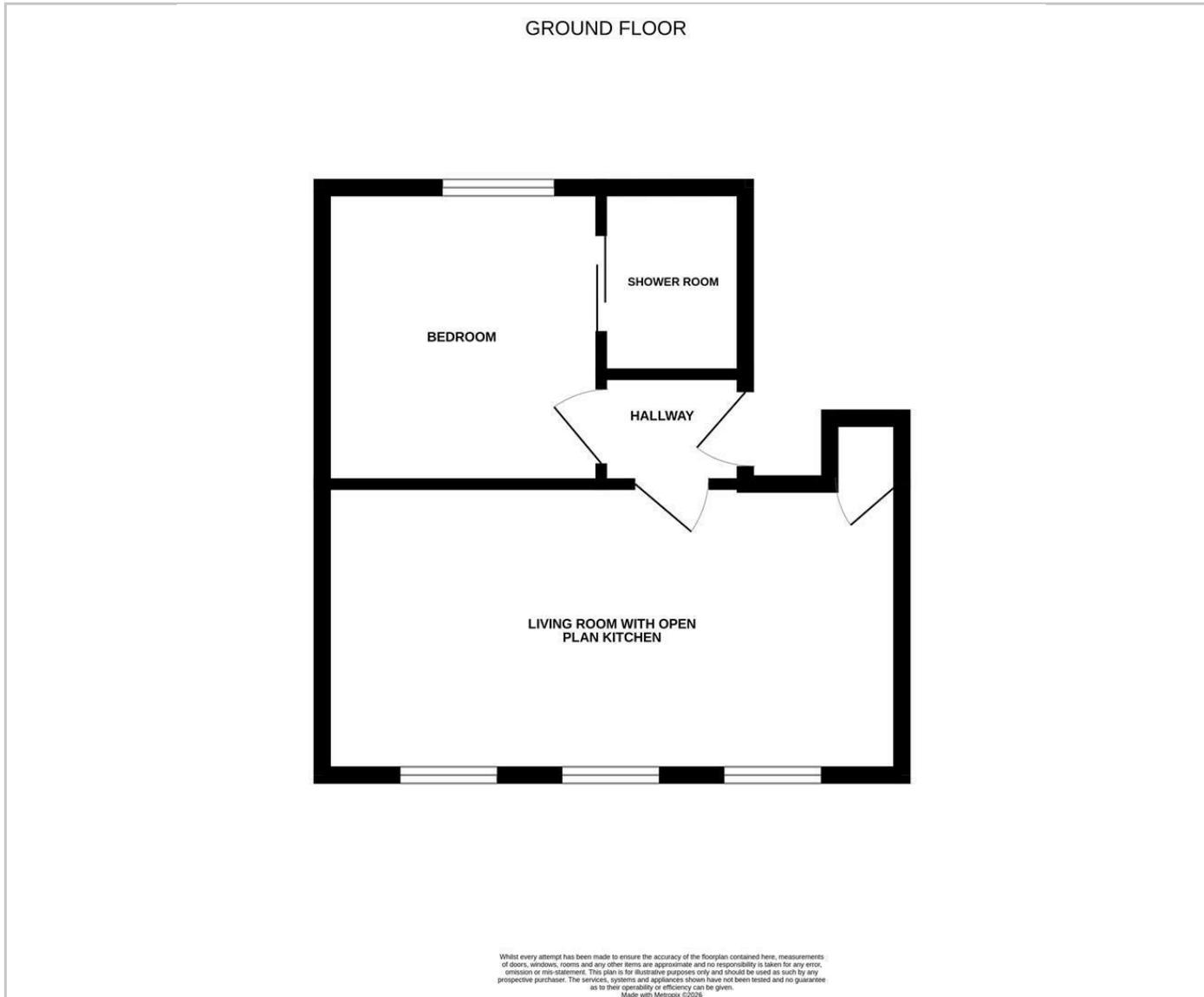Available Date: 20th March 2026

# Oliver & Bailey

**RECENTLY REFURBISHED TO A HIGH SPECFICATION THROUGHOUT...**
Call Georgia or Robyn at Oliver & Bailey Lettings to view this beautiful one bedroom apartment, finished to a high specification. Combining traditional and contemporary styling for a modern living set within a period property, the apartment is located in London Road situated only five minutes walk away from the elegant St Leonard's Promenade, and Warrior Square Train Station with direct lines to Charing Cross, London Victoria and Cannon Street, a commuter's dream. Local amenities are also on the door step which offer numerous restaurants, independent shops and cafés.
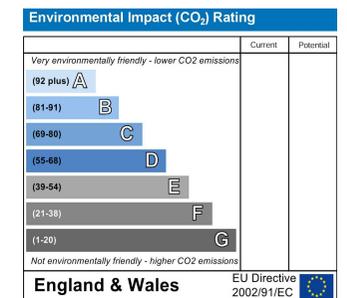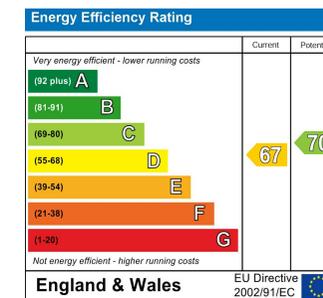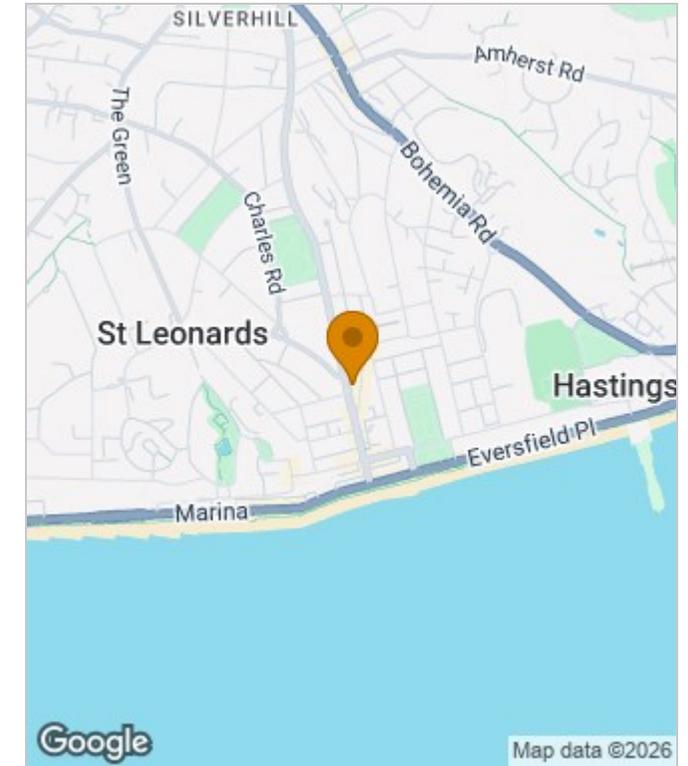As you walk into the spacious living accommodation there three large windows to the front of the property, the contemporary kitchen area is integrated into this space to provide open plan living. The kitchen offers built in oven/hob, washing machine and fridge freezer.
To the rear is the double bedroom which leads onto the contemporary shower room.
Further benefits to the apartment are an EPC rating of D.

## FLOORPLAN

### GROUND FLOOR

BEDROOM

SHOWER ROOM

HALLWAY

LIVING ROOM WITH OPEN PLAN KITCHEN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## 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 | 70 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales — EU Directive 2002/91/EC

### Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 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.

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