



2 1 1 C

Magdalen Road, St. Leonards-on-Sea, TN37 6EG

£1,100 Per Calendar Month



Oliver & Bailey

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communal entrance

Living room

16'6" x 12'7" (5.04m x 3.84m)

Kitchen

9'9" x 6'11" (2.98m x 2.13m)

Bedroom one

5'10" x 12'7" (1.80m x 3.84m)

Bedroom two

9'10" x 15'4" (3.02m x 4.69m)

Bathroom

5'6" x 4'11" (1.68m x 1.52m)



Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 30th June 2026

**Oliver
& Bailey**

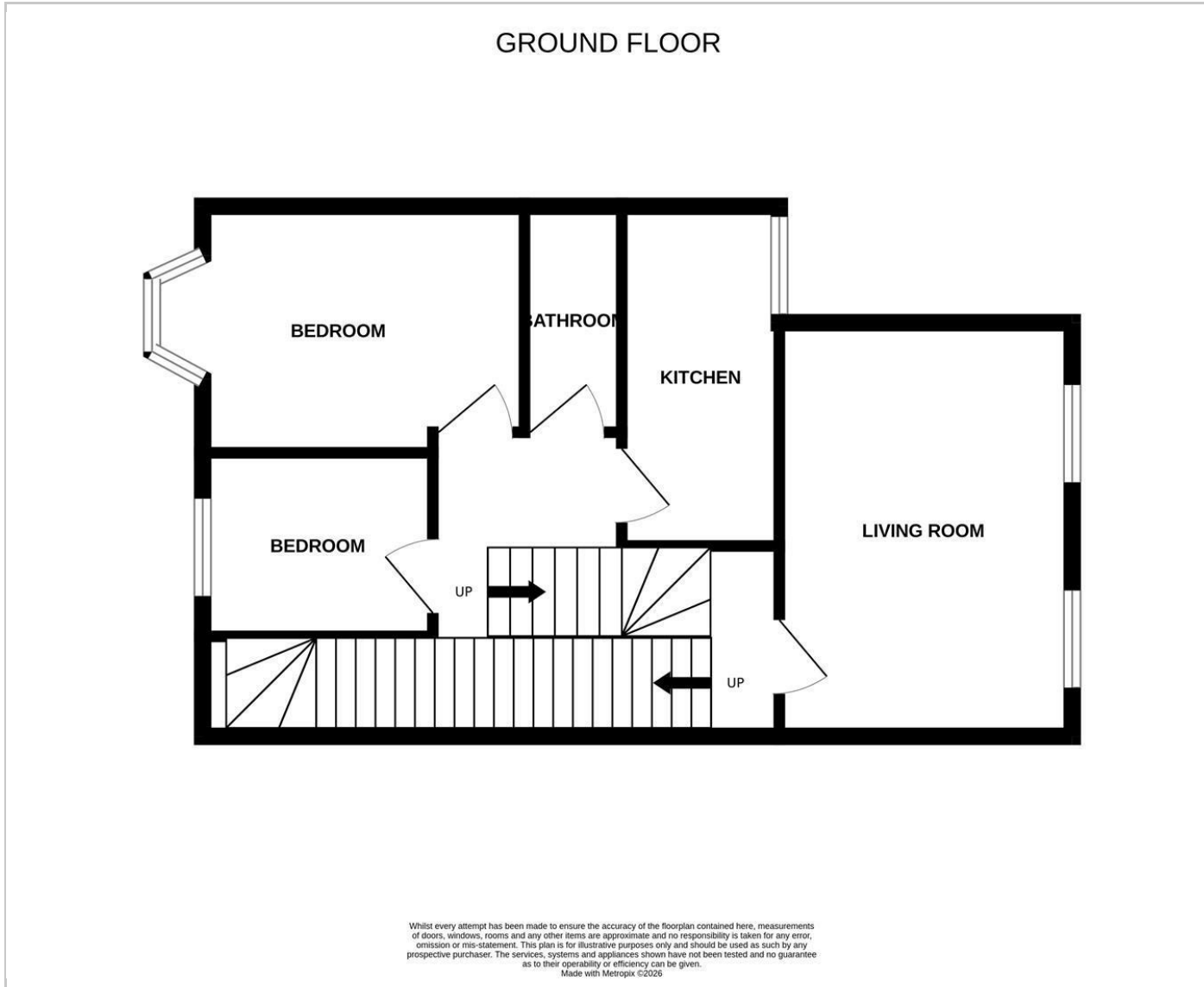
RECENTLY DECORATED TWO BEDROOM APARTMENT... Call Robyn or Georgia at Oliver & bailey to view this two bedroom apartment.

Magdalen Road its self is located only two minute 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.

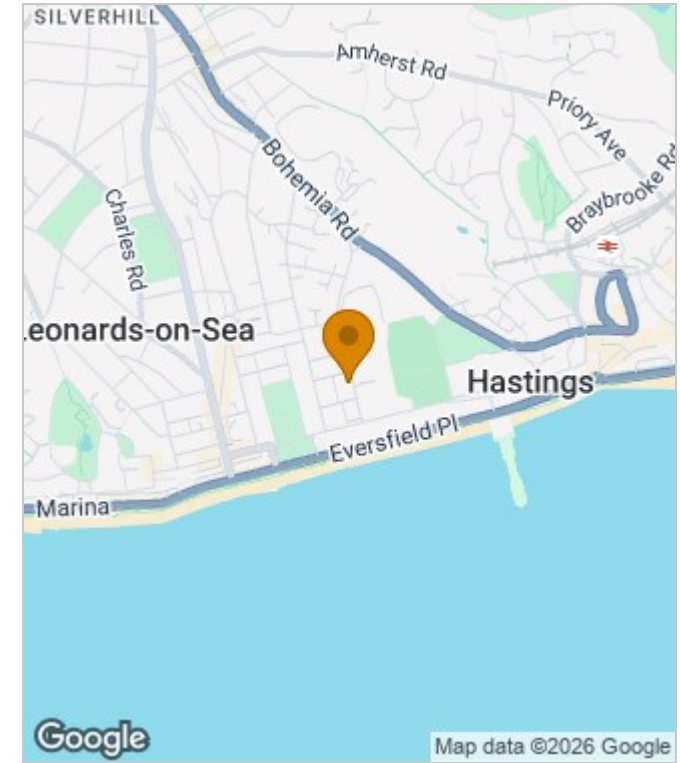
The apartment is located on the top floor of the building, as you walk into the apartment the accommodation comprises a spacious living room, there is a large bedroom with bay window to the front of the property and boasts many original features cornicing, high ceilings, there is also a second bedroom to the front of the property. Further along the hallway you will find a fitted kitchen with integrated oven/hob and bathroom with shower over bath.

Further benefits to the property gas central heating and EPC rating of a C.

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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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