



London Road, St Leonards-On-Sea, TN37 6LS  
£825 Per Calendar Month Per



**Oliver  
& Bailey**

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**Living Room**  
18'8" x 17'2" (5.69m x 5.24m)

**Kitchen**  
47" x 12'4" (1.42m x 3.76m)

**Bedroom**  
9'3" x 12'3" (2.83m x 3.74m)

**Bathroom**



**Furnished Options: Unfurnished**

**Council Tax Band: A**

**Available Date: 19th December 2025**

# Oliver & Bailey

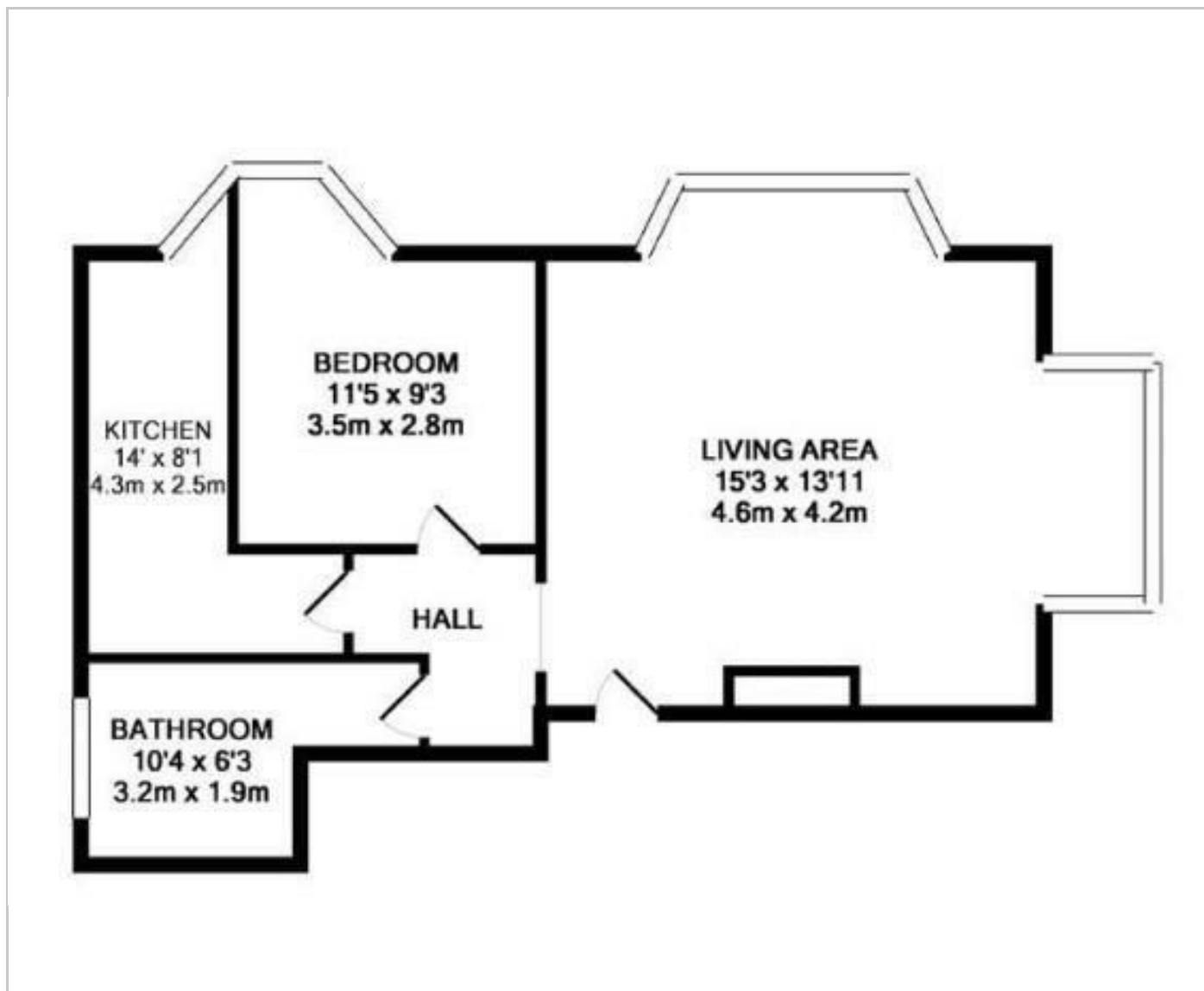
**BRIGHT AND SPACIOUS ONE BEDROOM APARTMENT...** Call Georgia or Robyn at Oliver & bailey to view this well presented one bedroom apartment.

Recently decorated throughout to include new carpets, the apartment is located in a popular position, walking distance to St Leonards Warrior Square Train Station and all other amenities.

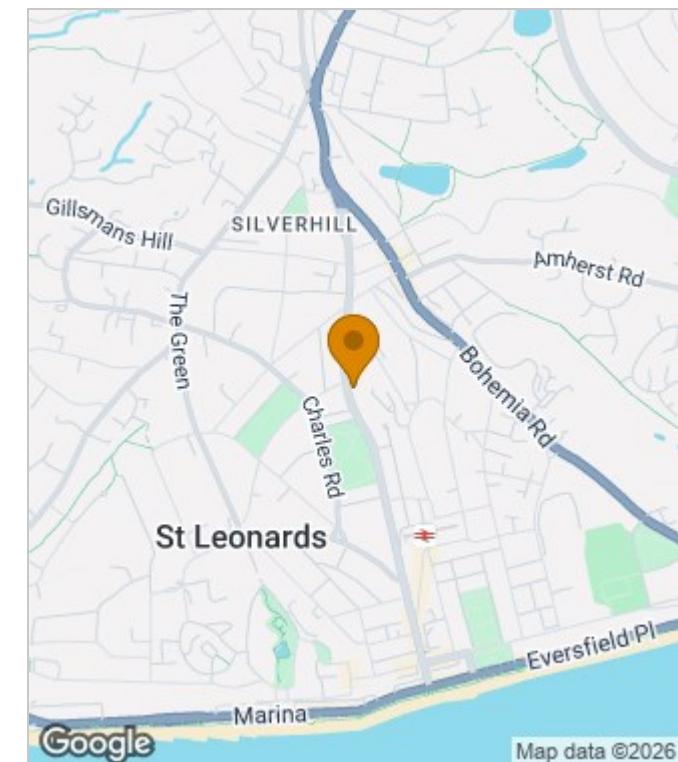
Accommodation is situated on the ground floor of a converted building and comprises a spacious living room, double bedroom, modern fitted kitchen and bathroom with shower over bath.

Further benefits are gas central heating and EPC rating of a 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		
(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	○

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