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Carisbrooke Road, St. Leonards-On-Sea, TN38 0JN  
£950 Per Calendar Month Per



**Oliver  
& Bailey**

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**Entrance hallway**

**Living room with open plan kitchen**  
19'7" x 13'3" (5.99m x 4.05m)

**Utility room**

**Bathroom**  
5'1" x 11'10" (1.56m x 3.63m)

**Bedroom**  
14'0" x 12'0" (4.27m x 3.67m)

**Cloakroom**  
0'2" x 5'0" (0.076m x 1.54m)

**Private garden**



**Furnished Options: Unfurnished**

**Council Tax Band: A**

**Available Date: 30th January 2026**

# Oliver & Bailey

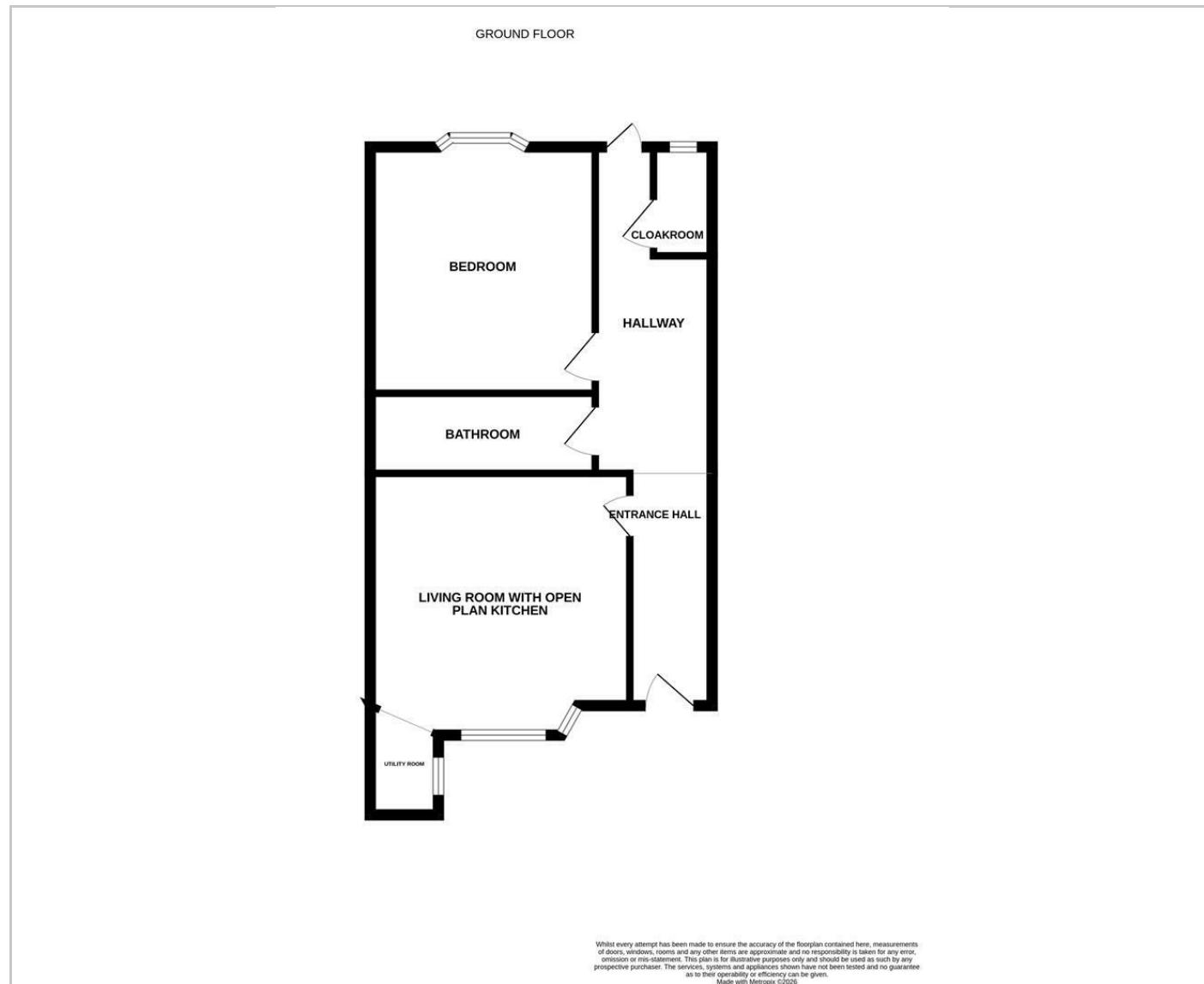
NEWLY REFURBISHED GARDEN APARTMENT WITH PRIVATE ENTRANCE... Call Georgia or Robyn at Oliver & Bailey to view this well presented bright and spacious one bedroom apartment.

Located in Carisbrooke Road, St Leonards on Sea, walking distance to the sea front promenade, Kings Road with a range of shops and St Leonards Warrior Square Train Station.

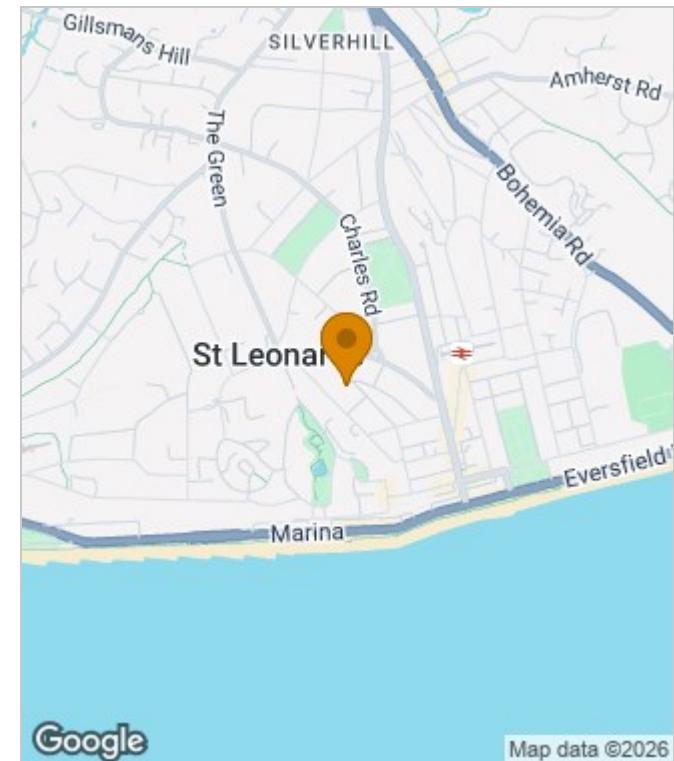
The apartment offers a spacious living room with open plan kitchen with integrated oven/hob, space for fridge/freezer, there is a separate utility room, to the front of the building. To the rear, there is a good sized double bedroom, newly fitted bathroom with shower over bath and cloakroom.

Further benefits to the property are a large private garden, gas central heating, double glazing and EPC rating of a C.

## FLOORPLAN



## AREA MAP



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.