



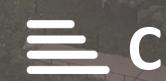
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87 - 89 London Road, St. Leonards on Sea, TN37 6FL
£925 Per Calendar Month Per



**Oliver
& Bailey**

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Entrance Hallway

Kitchen with open plan living room
18'9" x 18'6" (5.73m x 5.65m)

Bedroom
10'9" x 10'8" (3.30m x 3.26m)

Shower Room

Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 30th January 2026

Oliver & Bailey

WALKING DISTANCE TO ST LEONARDS WARRIOR SQUARE STATION..... Call Georgia or Robyn Oliver & Bailey Lettings to view this well presented one bedroom apartment.

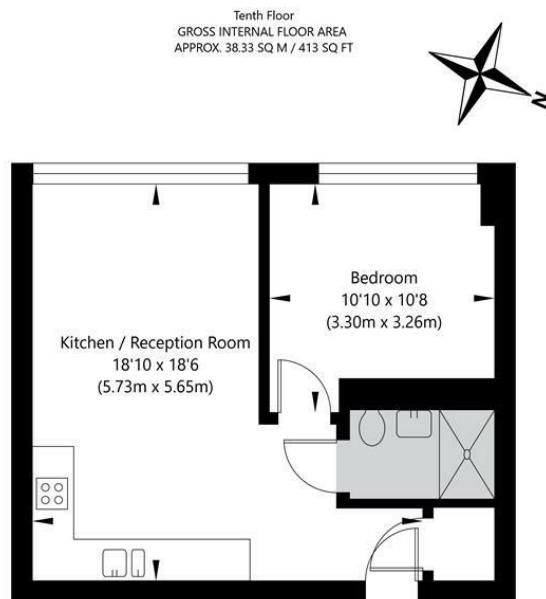
The property has been finished to a high standard throughout and comprises, spacious living area with open plan modern kitchen which has integrated appliances to include washing machine, fridge freezer, dishwasher, oven and electric hob. This property also offers a good sized modern fitted shower room.

This property is situated in a prime location, this property offers easy access to local amenities, shops, and transport links, ensuring convenience at your doorstep. The vibrant community of St. Leonards-On-Sea provides a welcoming atmosphere for residents to enjoy.

The property benefits from double glazing, video entry system, fibre broadband and two communal lifts.

FLOORPLAN

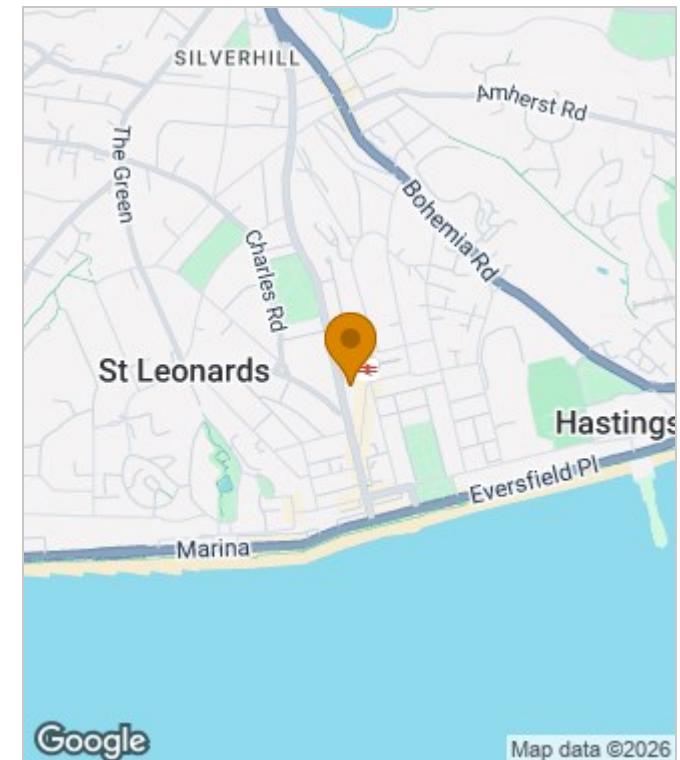
Ocean House, 87-89 London Road, St. Leonards-On-Sea, TN37 6AD



APPROXIMATE GROSS INTERNAL FLOOR AREA 38.33 SQ M / 413 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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AREA MAP



		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	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ 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.