

# Abbott & Abbott

Estate Agents, Valuers and Lettings



12 Paxhill Close, St. Leonards-On-Sea, TN38 9RE

**£1,350 Per Calendar Month**



Abbott & Abbott are pleased to offer for let this well-presented three-bedroom family home, offering spacious accommodation, off-road parking, and a generous rear garden.

The property comprises a bright and welcoming living room, a fitted kitchen leading to the rear garden, three well-proportioned bedrooms, and a family bathroom. The accommodation is ideal for families or professionals seeking comfortable living space both inside and out.

Externally, the property benefits from a driveway providing off-road parking for one vehicle and a large rear garden, perfect for outdoor entertaining, family activities, or simply enjoying the outside space.

Conveniently located close to local amenities, schools, transport links, and shopping facilities, this attractive home offers a great balance of space, comfort, and practicality.

- Three-bedroom family home
- Large rear garden
- Ideal for families or professional tenants
- Good access to transport links and local schools
- The security deposit required for this property is £1,557.69
- Driveway providing off-road parking for one vehicle
- Spacious living accommodation
- Convenient location close to local amenities
- The holding deposit required for this property is £311.53
- An annual income of £40,500 is required to pass references for this property.



25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH

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