



OAKFIELD



Muscat & McEwan

citizens advice

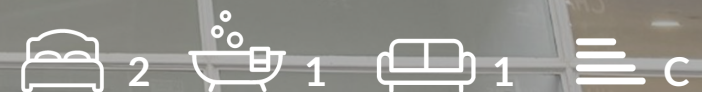
**GREEN**  
FINANCIAL PLANNING  
INDEPENDENT FINANCIAL ADVISERS

01424 732932  
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St Leonards Road, Bexhill on sea, TN40 1JB

£1,000 Per Calendar Month

Tel: 21 21 23  
42 St. Leonards Rd





## St Leonards Road, Bexhill on sea, TN40 1JB

This well-presented two-bedroom first-floor flat is superbly located in the heart of Bexhill Town Centre, just a short walk from the seafront, train station, and a wide range of shops and local amenities.

The property offers a spacious living room featuring high ceilings and an attractive feature fireplace, a fitted kitchen with integrated oven and hob, and two generously sized bedrooms, both benefiting from wardrobes. The bathroom comprises a modern white suite with a shower over the bath.

Additional features include double glazing, gas central heating, and access to permit parking.

Please note:

An annual household income of £31,500 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 months.







**Lounge**  
19'6 x 15'5 (5.94m x 4.70m)

**Kitchen**  
12'0 x 4'11 (3.66m x 1.50m)

**Bedroom 1**  
16'6 x 14'7 (5.03m x 4.45m)

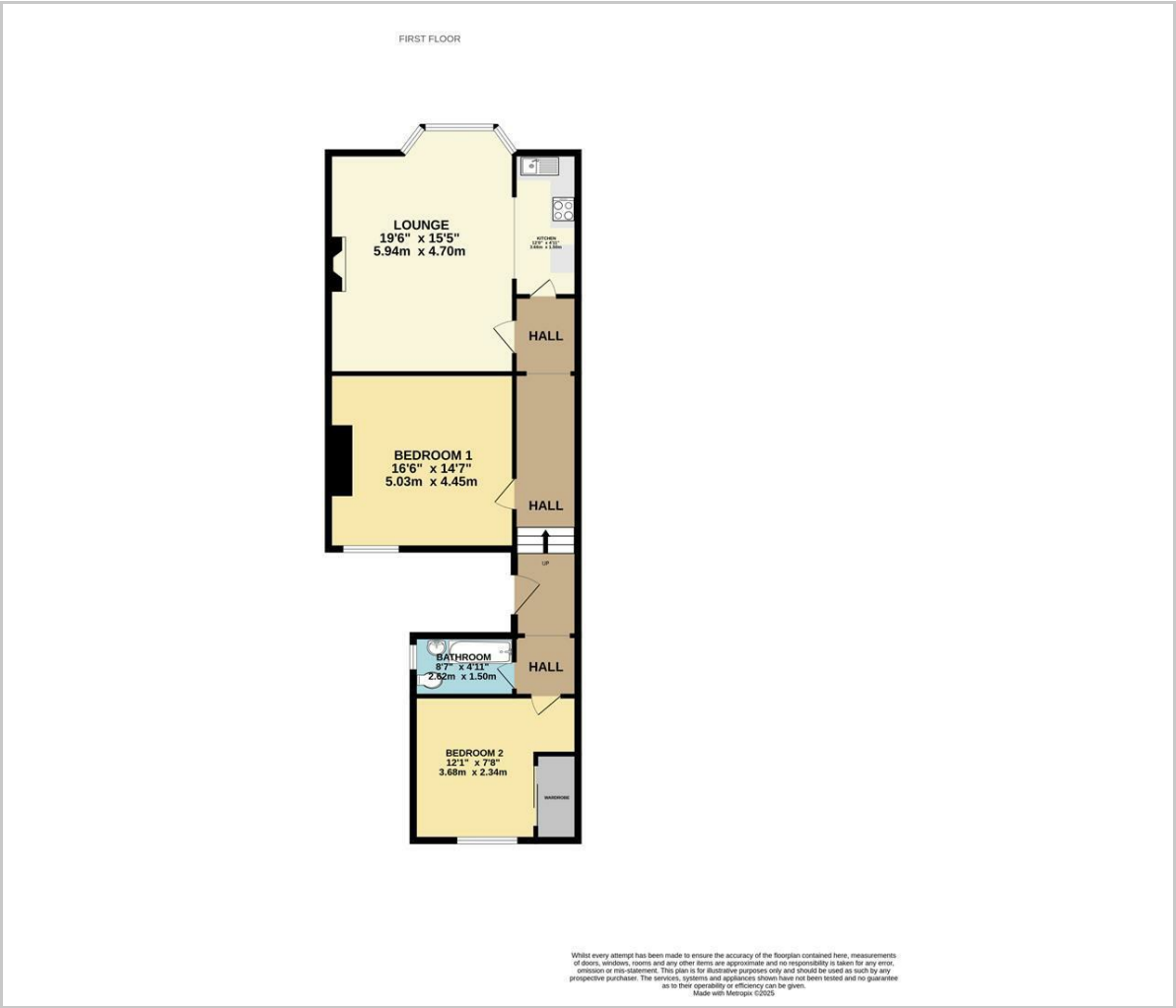
**Bedroom 2**  
12'1 x 7'8 (3.68m x 2.34m)

**Bathroom**  
8'7 x 4'11 (2.62m x 1.50m)

**Council Tax Band - A £1,708 per annum**



Floor Plan



Viewing

Please contact us on 01424 817075  
if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

