



OAKFIELD



St Margaret's Road , St Leonards, TN37 6EH

£825 Per Calendar Month





## St Margaret's Road , St Leonards, TN37 6EH

This lovely and welcoming one bedroom first floor flat has been newly decorated throughout to offer spacious, bright, and modern living.

The accommodation comprises of a large bay fronted living room, with partitioned modern kitchenette equipped with oven and hob. There is a bedroom, an open entrance hallway with ample storage and a modern fitted bathroom with shower over bath and unique utility space suitable for a washing machine.

The property further benefits from gas central heating and conveniently positioned opposite Warrior Square Gardens within close proximity to the train station and seafront promenade.

Please note:

An annual household income of £21,750 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 Months.

Available from the beginning of October 2025.







### Living Room

15'9" x 15'0" (4.80m x 4.57m)

### Kitchen

11" x 5'4" (3.35m x 1.63m)

### Bedroom

11'2" x 6'11" (3.41m x 2.12m)

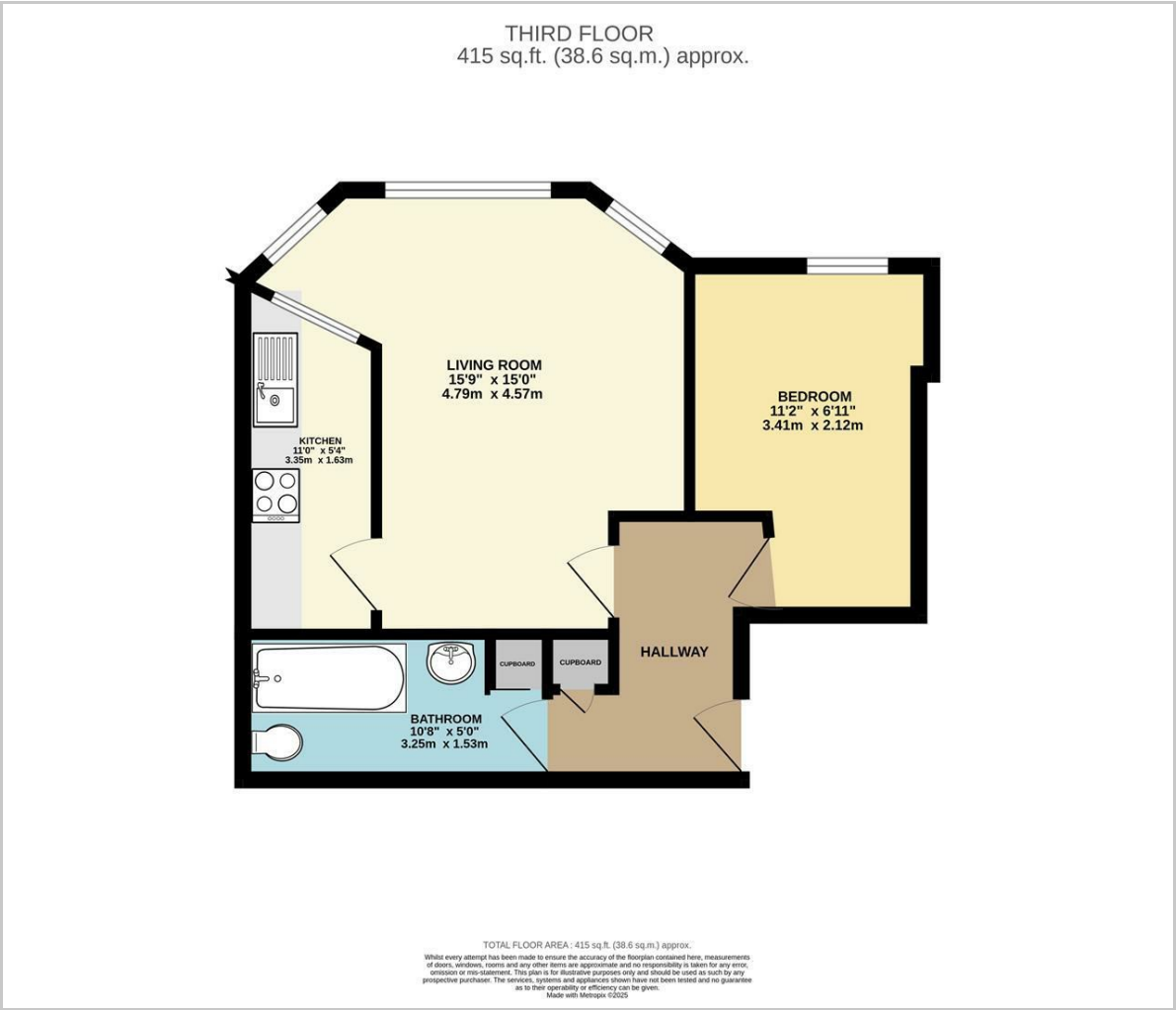
### Bathroom

10'8" x 5'0" (3.25m x 1.52m)

**Council Tax Band A - £1,702.76 Per Annum**



Floor Plan

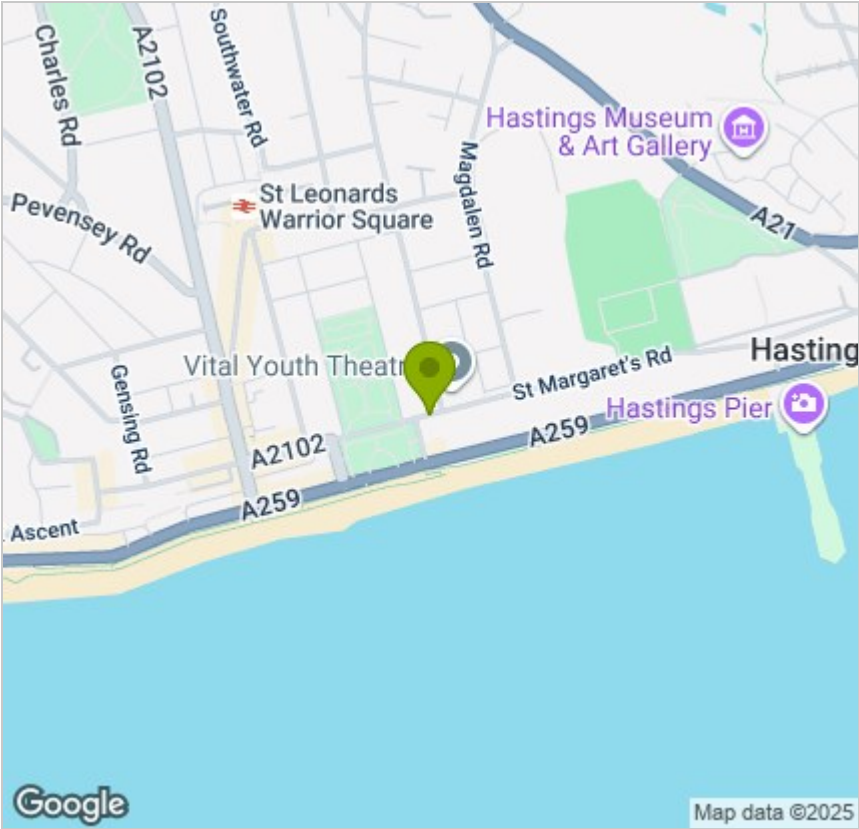


Viewing

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

