



OAKFIELD



Dane Road, St. Leonards, TN38 0QN

£1,195 Per Month





## Dane Road, St. Leonards, TN38 0QN

This well-presented two-bedroom flat is in the highly sought-after area of Central St Leonards, perfectly positioned within easy walking distance of local shops, cafes, and other amenities, as well as the scenic seafront promenade and mainline station.

Inside, the property comprises a generously sized living room, featuring large windows that provide impressive views. The fitted kitchen is well-designed, offering a good range of storage cupboards and ample worktop space. There are two bedrooms, both with attractive views towards the sea. The bathroom offers WC, wash basin and bath with shower over.

On the half landing before you reach the flat, there is an additional room for the private use of the tenants offering both storage and space and plumbing for a washing machine.

Further benefits include gas central heating and storage cupboards in the hallway and C rating EPC

**PARKING:** there is a gravel driveway at the side of the building with two parking spaces for residents of the building, on a first come first served basis. Dane Road also offers permit free on street parking.

Please note:  
An annual household income of £35,850 will be required for the affordability criteria of this property.  
The minimum tenancy length is 12 Months  
Available now







### Kitchen

8'6" x 8'3" (2.61m x 2.53m )

### Living Room

21'5" 16'2" (6.53m 4.95m )

### Bedroom

16'2" x 14'0" (4.95m x 4.29m )

### Bedroom

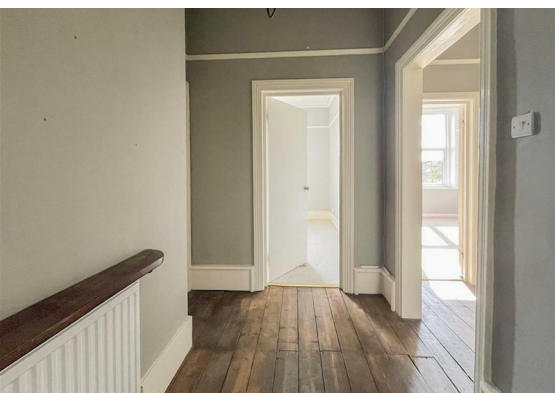
12'4" x 12'2" (3.76m x 3.73m )

### Bathroom

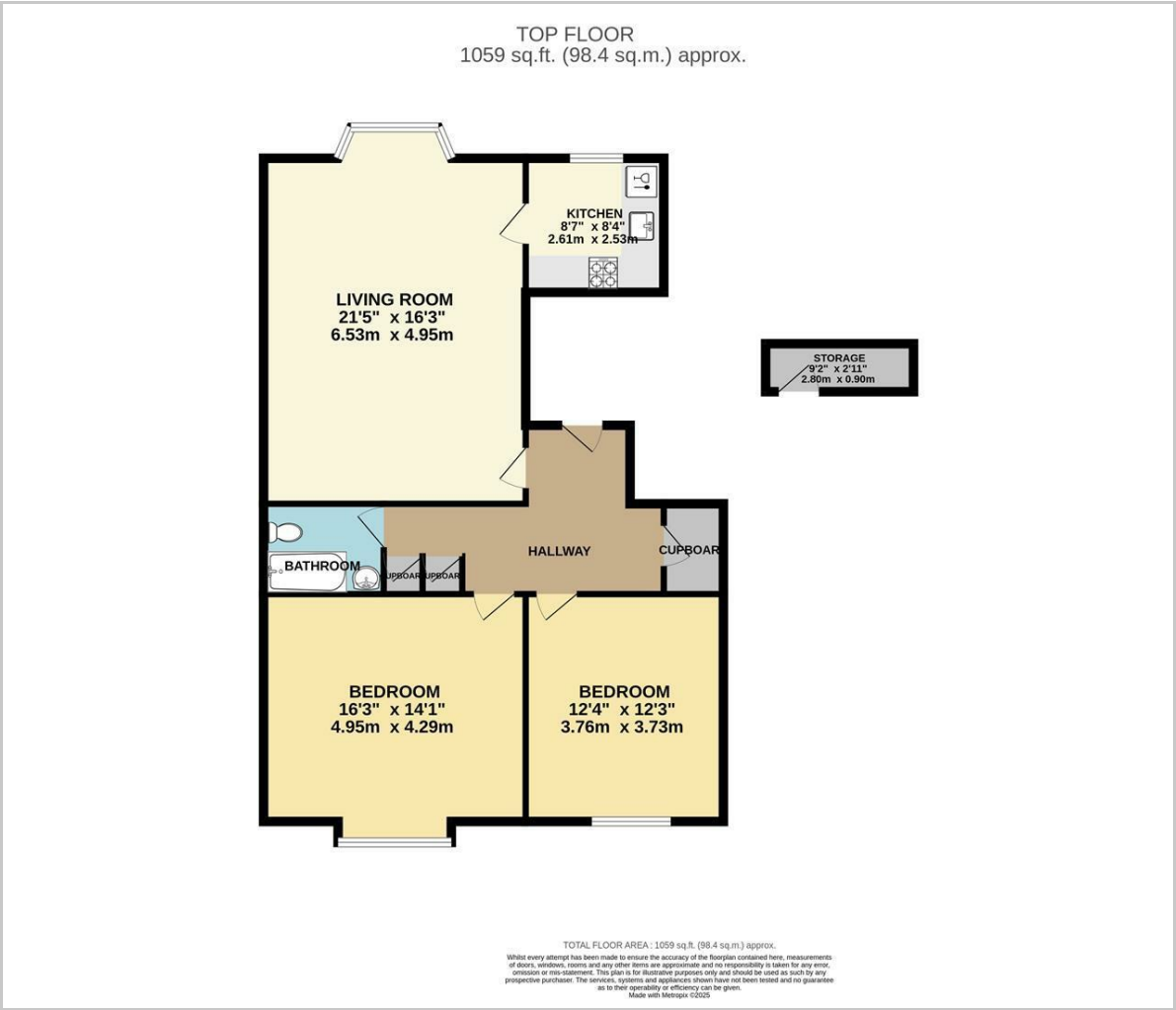
### Additional Storage Cupboard

9'2" x 2'11" (2.80m x 0.90m )

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



Floor Plan

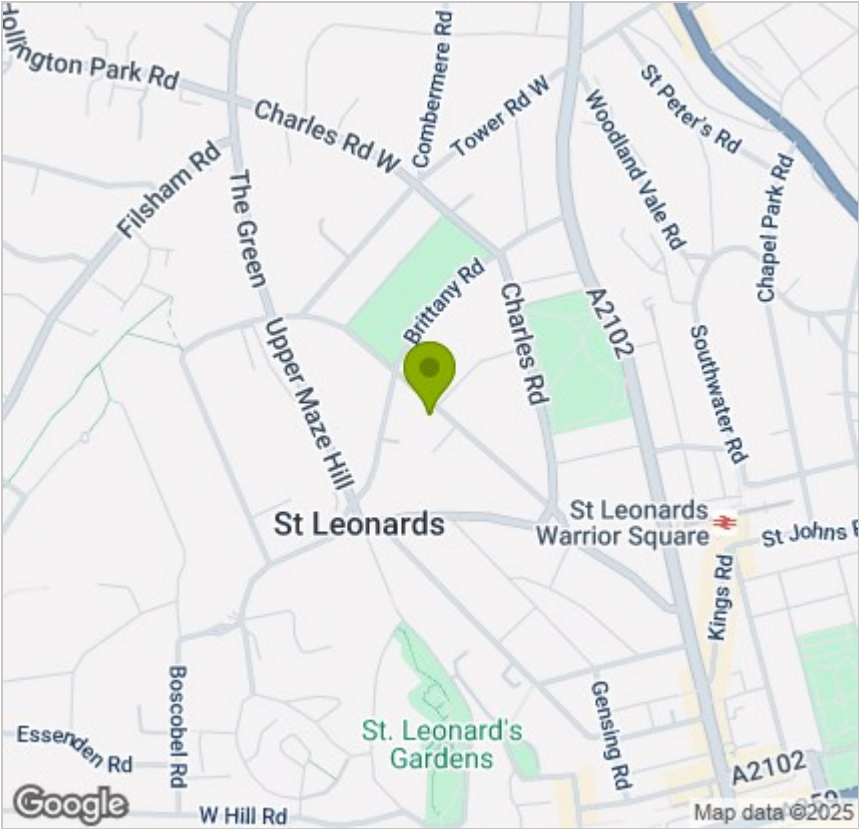


Viewing

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

