



OAKFIELD



West Hill Road, St. Leonards, TN38 0NB

£1,075 Per Month



## West Hill Road, St. Leonards, TN38 0NB

A newly decorated two-bedroom maisonette situated in the popular Burton St Leonards area.

The property offers a spacious south facing living room with a large window enjoying sea glimpses and roof top views. There are two well-proportioned bedrooms, a bathroom comprising a shower over bath, WC and wash basin, and a fitted kitchen with integrated electric cooker. The hallway also benefits from a built-in storage cupboard and storage shelf.

Further benefits include electric heating and permit-free on-street parking,

Located in West St Leonards, the property is within walking distance of the seafront promenade, St Leonards Gardens, local bus routes, and the mainline train station.

Please note:  
Annual household income threshold:  
£32,250  
Available Now for a long term let





### Living Room

12'5" x 11'10" (3.80m x 3.62m)

### Kitchen

12'7" x 6'10" (3.85m x 2.09m)

### Bedroom One

19'4" narrowing to 14'10" x 13'5" narrowing to 6'1" (5.90m narrowing to 4.54m x 4.09m narrowing to 2.09)



### Bedroom Two

12'4" x 8'1" (3.77m x 2.48m)

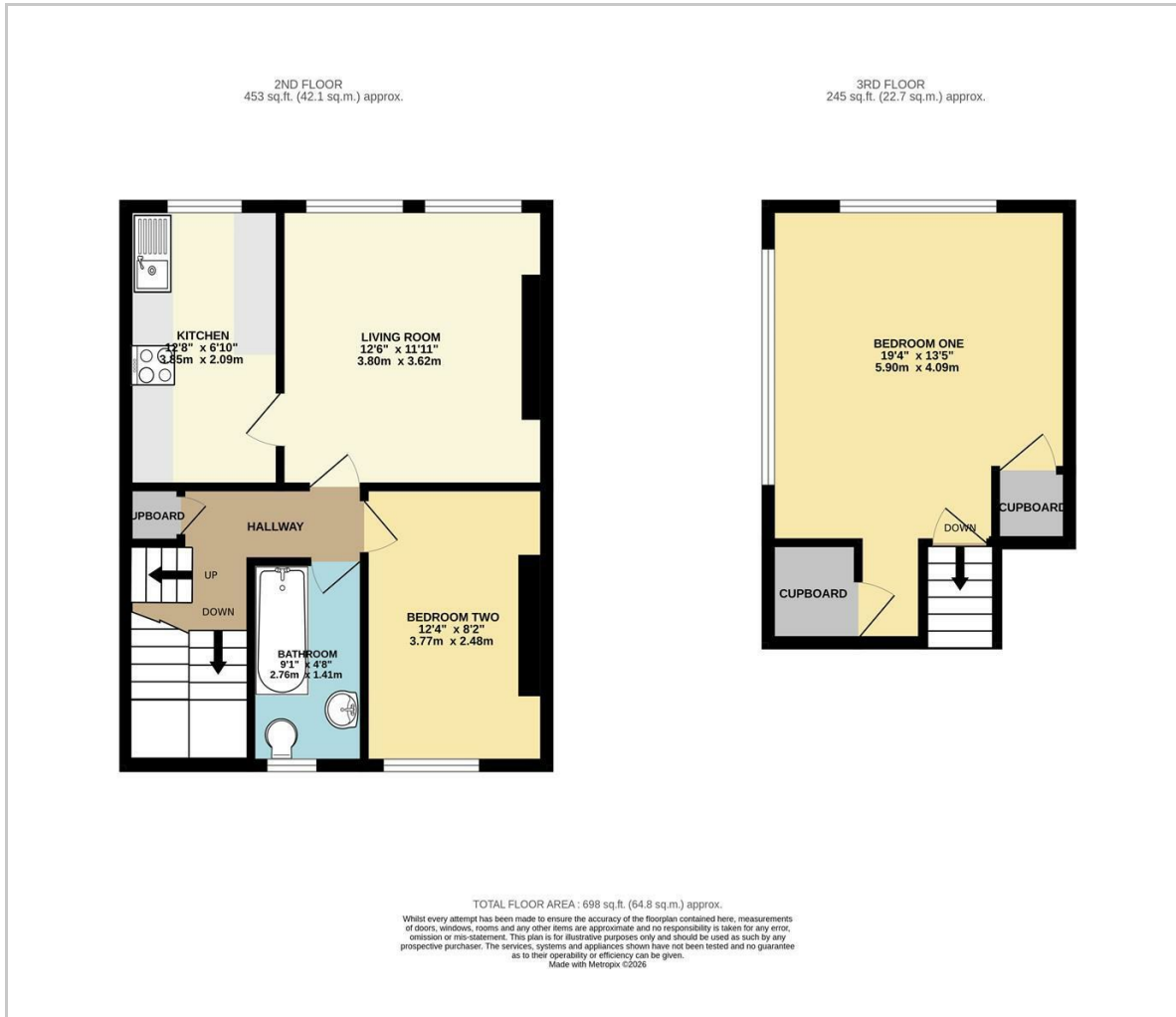
### Bathroom

9'0" x 4'7" (2.76m x 1.41m)

**Council Tax Band A £1,784.39 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

