OAKFIELD

Rossetti Gardens, St. Leonards-On-Sea, TN38 9AP £1,275 Per Calendar Month

Rossetti Gardens, St. Leonards-On-Sea, TN38

This two bedroom semi-detached house is ideally located in the extremely popular and family orientated Church Road area, situated in a quiet cul-de-sac and close to the local primary school, small supermarket and well known major supermarket.

The property comprises an open plan living room / kitchen, downstairs W.C, a modern fitted kitchen with integrated gas hob and electric oven and dishwasher, door to a rear garden with decked area and lawn. Upstairs comprises two double bedrooms both with fitted wardrobes and a family bathroom with full sized bath and shower over.

Additional benefits include gas central heating, double glazing, gated side access and allocated parking space.

Please note:

Annual household income threshold: £38,250 The minimum tenancy length is 12 Months. Available now





















12'3" x 10'11" (3.75m x 3.35m)

Kitchen Area 13'9" x 11'0" (4.20m x 3.36m)

Bedroom

11'0" x 10'2" (3.37m x 3.11m)

Bedroom 11'0" x 9'9" (3.37m x 2.99m)

Bathroom 5'6" x 4'11" (1.70m x 1.50m)

Downstairs WC 5'7" x 3'0" (1.71m x 0.92m)

Council Tax Band B - £1,986.55 Per Annum







Floor Plan

GROUND FLOOR 343 sq.ft. (31.9 sq.m.) approx. 1ST FLOOR 282 sq.ft. (26.2 sq.m.) approx. -HALLWAY BEDROOM 11'1" x 10'2" 3.37m x 3.11m KITCHEN 13'9" x 11'0" 4.20m x 3.36m LIVING ROOM AREA 12'4" x 11'0" 3.75m x 3.35m BEDROOM 11'1" x 9'10" 3.37m x 2.99m 7" x 4'11 00 TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx. I O I AL I-LOUR ARCE: 1:20:5 g m, (58.1 s g m, n) approx. While every attempt has been made to ensure the accuracy of the flooplan contained here, measurement of doors, windows, norms and any other lens are approximate and no responsibility is taken for any error, omession or meta-sufficient of illustrative purpose coly and should be used as such any arry prospective purchase. The services, systems and applicances shown have not been tested and no guarante as to the wide with Metogon CSC2502.

Viewing

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



Energy Efficiency Graph



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