



OAKFIELD

Rossetti Gardens, St. Leonards-On-Sea, TN38 9AP

£1,275 Per Calendar Month





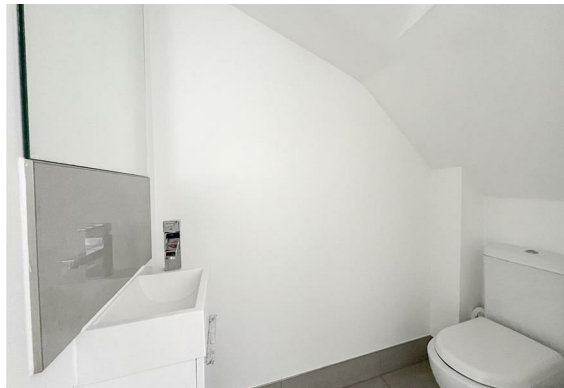
## Rossetti Gardens, St. Leonards-On-Sea, TN38 RAD

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







### Living Room Area

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 )

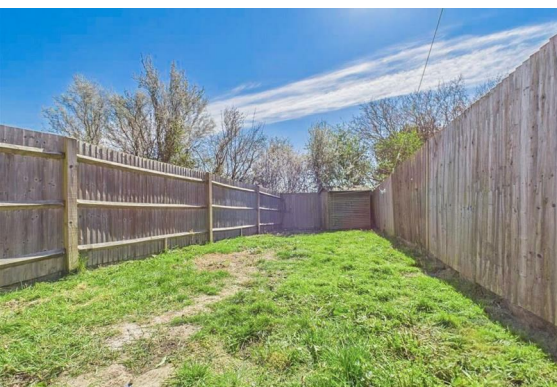
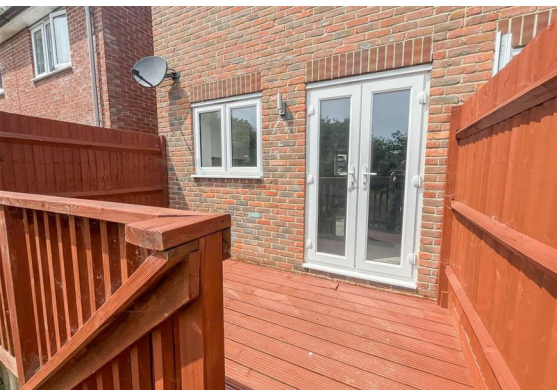
### Bathroom

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

### Downstairs WC

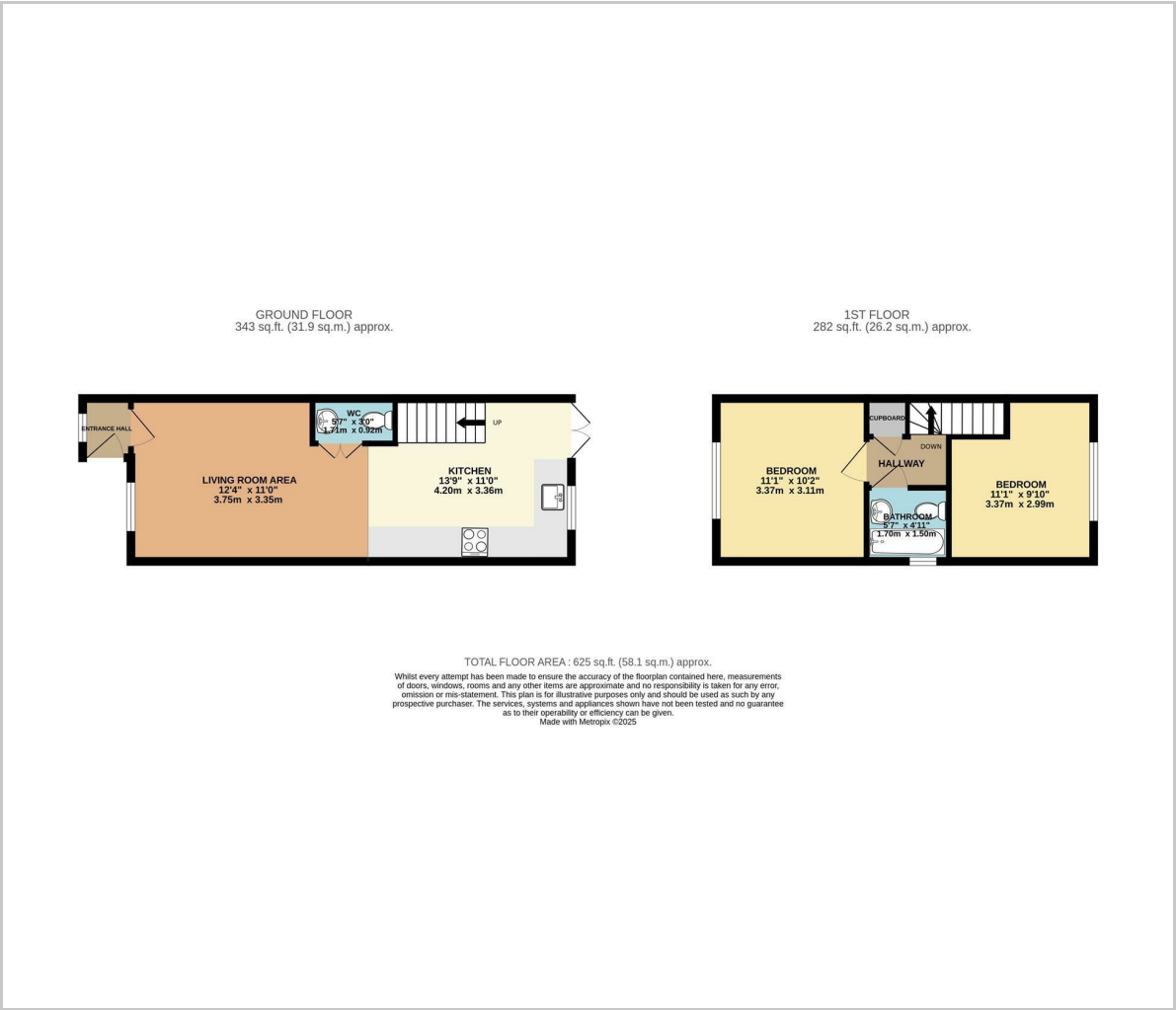
5'7" x 3'0" (1.71m x 0.92m )

**Council Tax Band B - £1,986.55 Per Annum**





Floor Plan

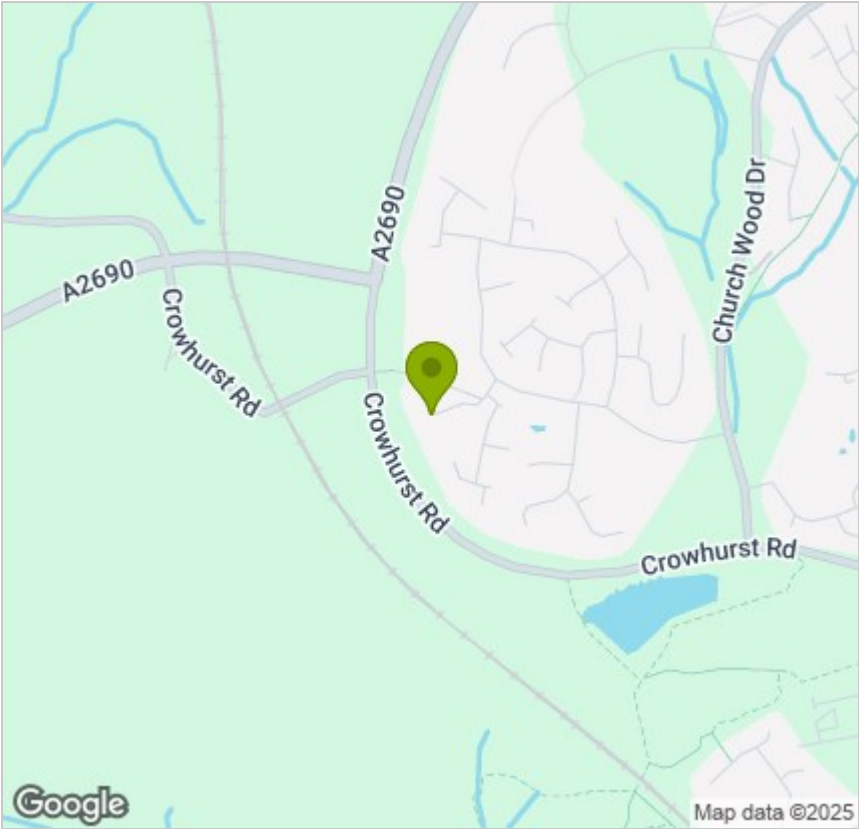


Viewing

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

Area Map



Energy Efficiency Graph

