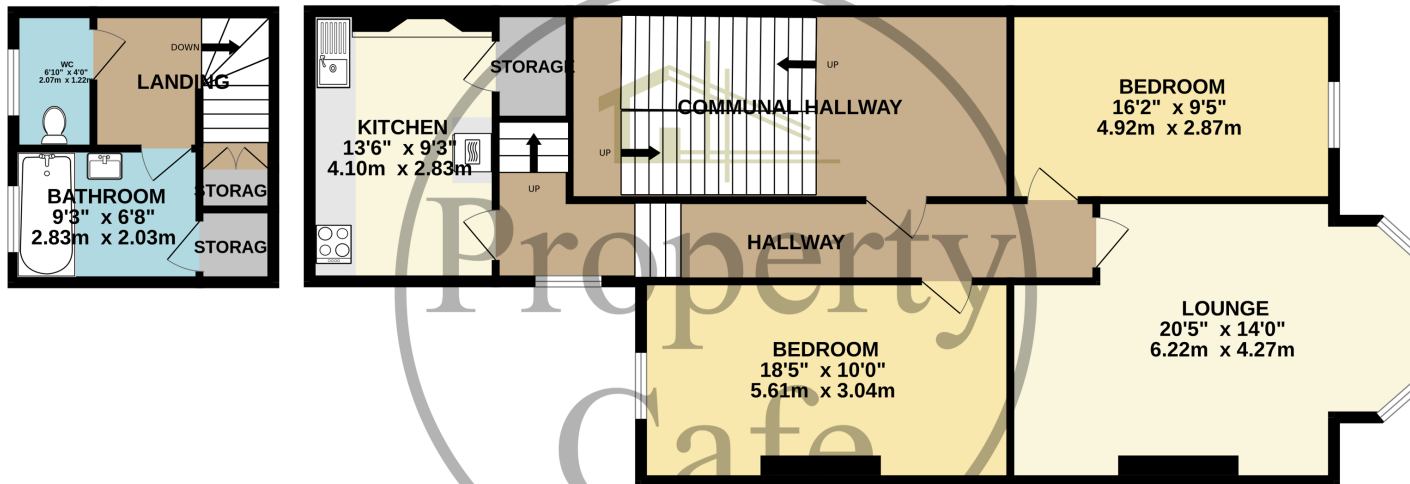




Pevensey Road, St Leonards-on-Sea, East Sussex, TN38 0LY
£1,250 pcm

FIRST FLOOR
1052 sq.ft. (97.7 sq.m.) approx.

1ST FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Café are delighted to offer to the letting market this immaculately presented first floor flat situated in the sought after Burton St Leonards area just a short walk to the high street with its array of local shops, bars, restaurants and mainline railway station. Internally the property offers spacious accommodation throughout with a 30ft entrance hallway offering access onto two large double bedrooms finished in neutral tones, a spacious lounge with beautiful ornate wooden bay window and feature fireplace, a brand new modern kitchen with a range of cabinets and understairs storage cupboard, stairs rising to the second floor landing with built in storage, a modern bathroom with tiled surround and shower over bath and a separate toilet room. Additionally the property benefits from ornate wooden windows with single glazing, gas fired central heating, neutral tones throughout, hardwood laminate flooring, security entry phone system and ample on street parking. This beautiful period property is available now on a long let with a minimum annual income of £37,500 per household required to be eligible and internal viewings are highly recommended. Properties like this rarely become available so for additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Weeks holding deposit = £288.46

5x Weeks security deposit = £1442.30

Minimum income required = £37,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 2
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.

- Sought after Burton St Leonards location.
 - Two good size double bedrooms.
 - Period and character features.
 - First floor flat.
- Ornate wooden windows and gas central heating.

Receptions: 1
EPC Rating: D (63)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

- Modern bathroom suite and separate toilet room.
 - Modern kitchen with ample storage.
- Close to mainline railway and amenities.
 - Available now on a long let.
 - Ample on street parking.