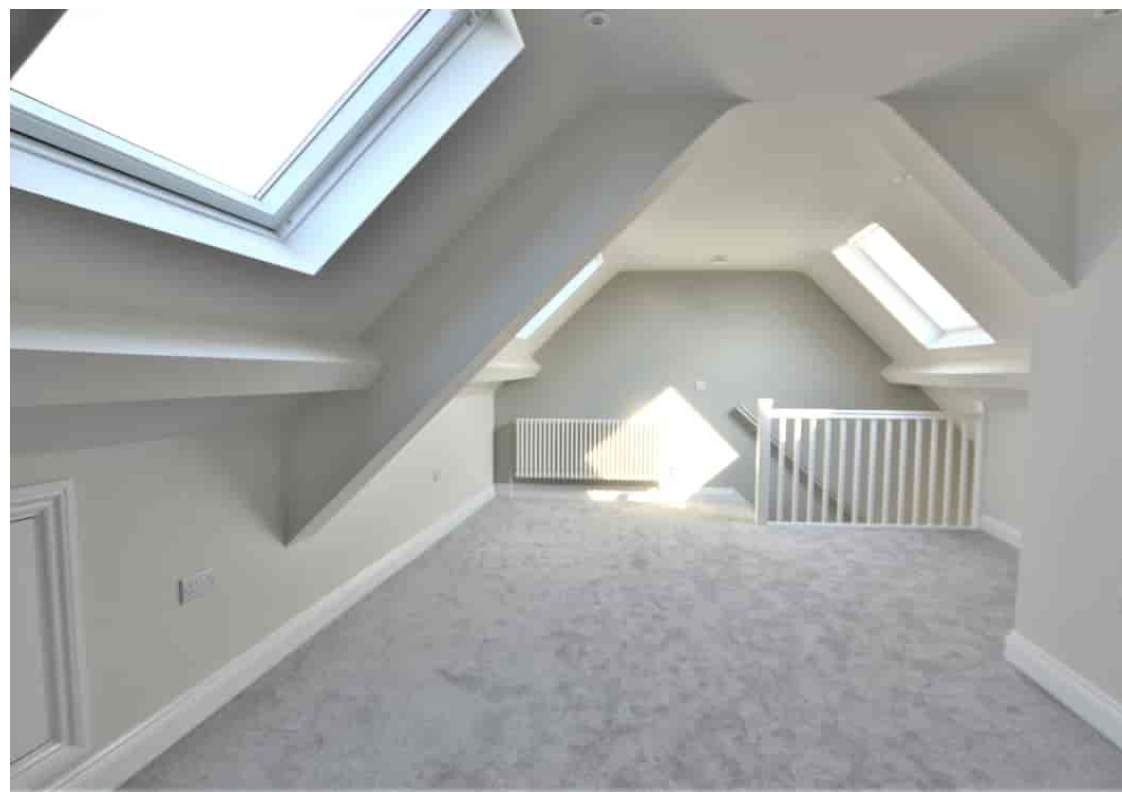




Flat 6, 325 Battle Road, St Leonards-on-Sea, East Sussex, TN37 7BE  
£1,250 pcm





Property Cafe are delighted to present this beautiful church conversion apartment to the lettings market. Located in the sought after St Leonards area and offering excellent transport links, this property makes for an ideal location for commuters. As the floorplan illustrates this property offers spacious accommodation throughout and in brief comprises; Entrance hallway leading to an open plan lounge with hardwood flooring and integrated modern fitted kitchen, master bathroom with white suite roll top bath, a double bedroom and utility room with access to stairwell. On the second floor is a large double bedroom with eaves storage and a modern fitted bathroom with white suite, roll top bath and a large shower cubicle. Additionally the property benefits from; Gas central heating, double glazed windows, a neutral colour scheme and floor coverings with grey tones and an off road parking space for one car. The property is available to let early October 2025 and early internal viewings are highly recommended with a minimum annual income of £37,500 per household required to be eligible. For additional information or to arrange your internal viewing please contact our Bexhill office on 01424 224488 option 2.

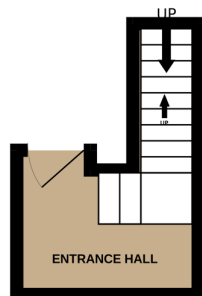
1x Week holding deposit = £288.46

5x Week security deposit = £1442.30

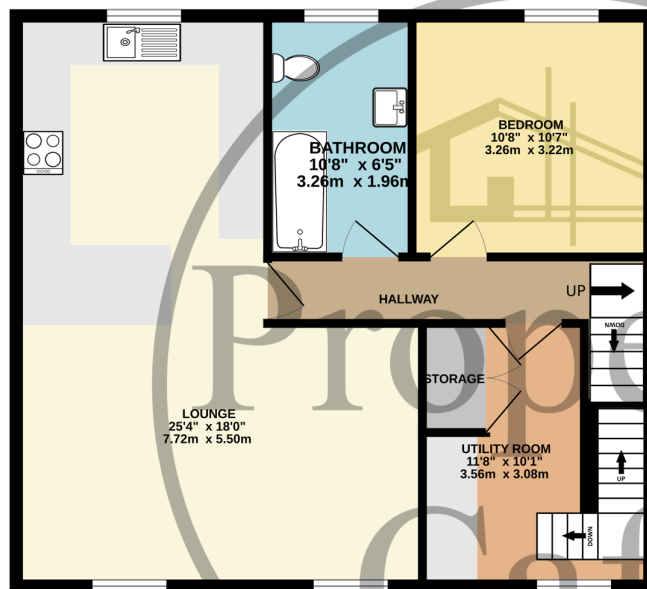
Minimum income required = £37,500



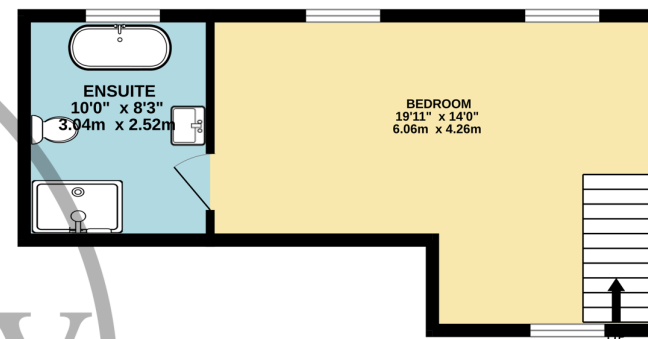
GROUND FLOOR  
66 sq.ft. (6.2 sq.m.) approx.



1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.




**TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1987  
**Parking Types:** Allocated. Off Street.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (80)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

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





Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- First and second floor maisonette.
  - Two double bedrooms.
- Master bathroom with roll top bath.
- Modern fitted kitchen with Integrated appliances.
- Double glazing and gas central heating throughout.
- Close to A21 and public transport.
- En-suite bathroom with roll top bath and shower cubicle.
  - Allocated off road parking for one car.
- Neutral decor and floor covering throughout.
- Spacious open plan living accommodation.
  - Available early October 2025.