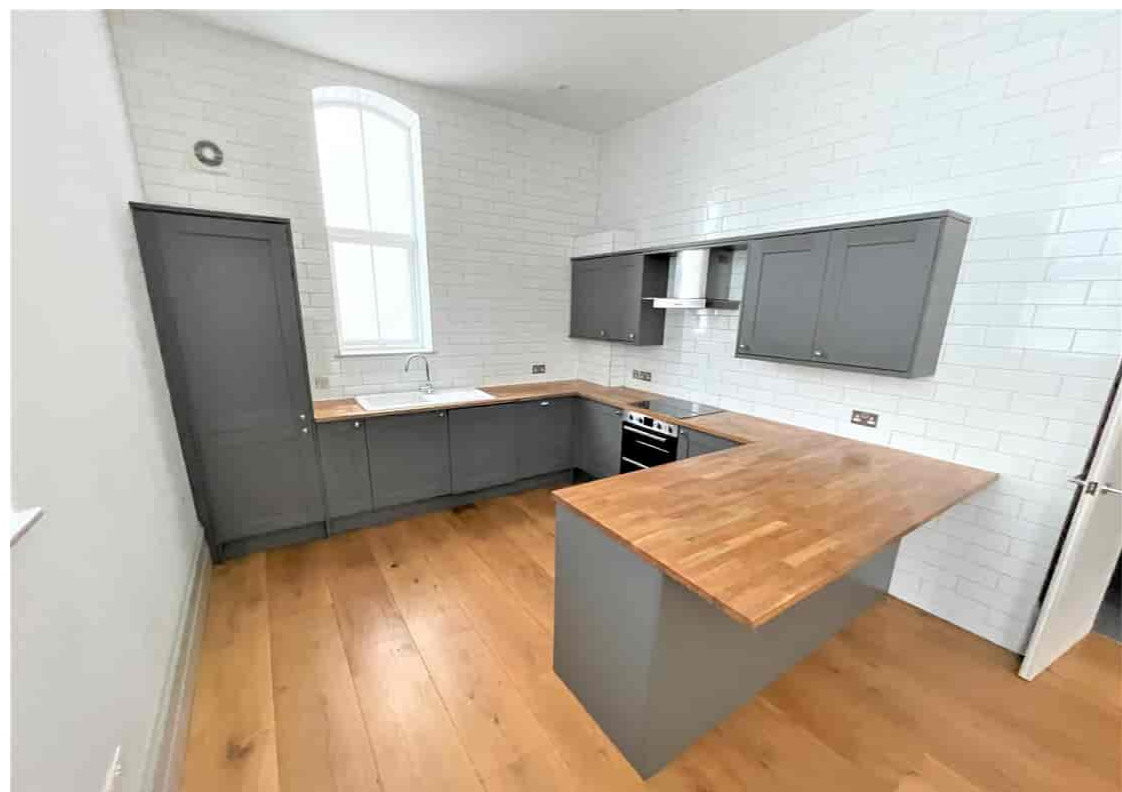
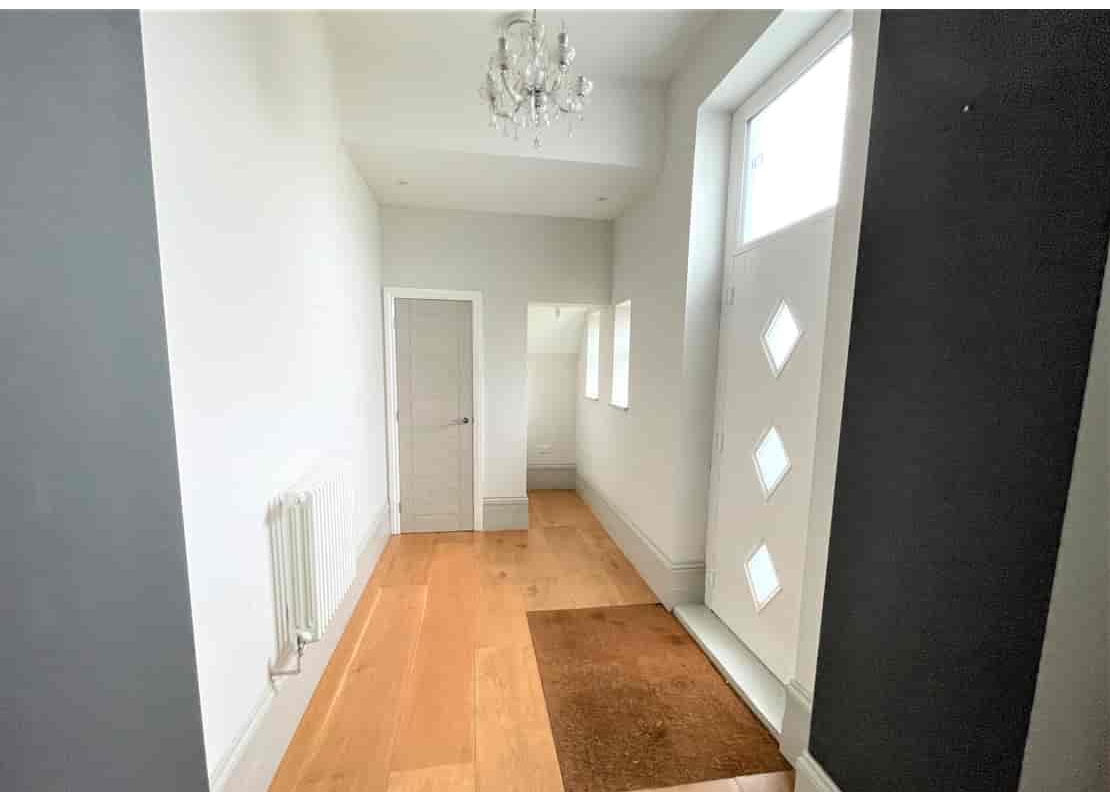




Flat 1, 325 Battle Road, St Leonards-on-Sea, East Sussex, TN37 7BE
£1,100 pcm



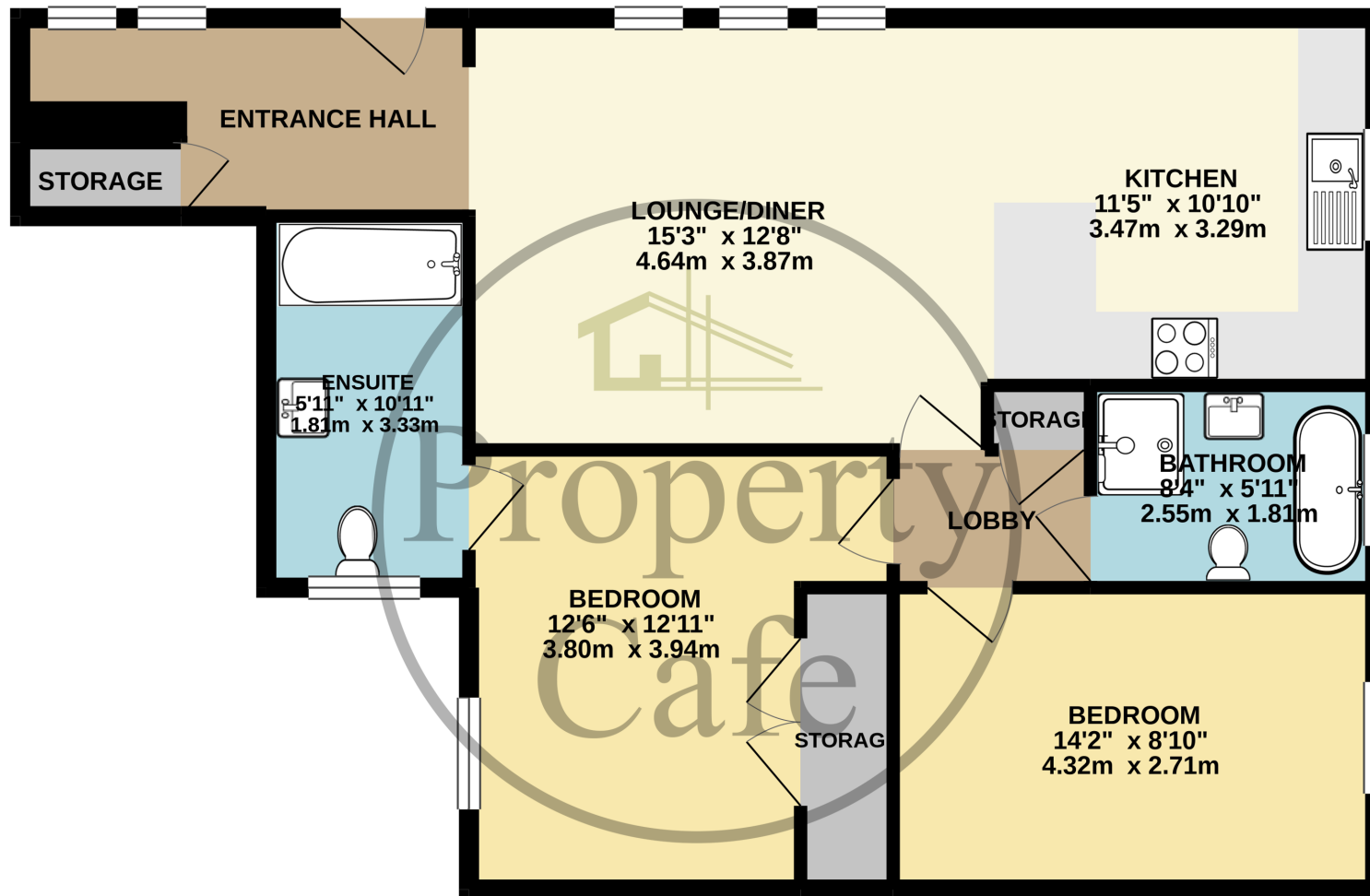


Property Cafe are delighted to offer to let this immaculately presented ground floor, garden flat in the sought after St Leonards on sea location, with an array of local amenities to include shops, healthcare facilities, schools and excellent transport links. Internally the property has been finished to a high standard throughout and comprises; Entrance lobby with built in storage cupboard, opening into the spacious lounge/diner finished with hard wood flooring, with open plan bespoke modern fitted kitchen fitted with washing machine, dishwasher, fridge freezer, oven and hob and a breakfast island unit, two good size double bedroom, one which is fitted with wardrobes and an en-suite bathroom. Additional benefits to this already fantastic property include, gas fired central heating, full double glazing throughout, modern decor and floor coverings to include hardwood flooring, ceramic tile and plush carpet. The property is available to let early August 2024 and a minimum annual income of £33,000 per household is required to be eligible for this property with internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our office on 01424 224488 Option 2.



GROUND FLOOR

818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act 2024 under the guidance of the 'National Trading Standards U.K' (NTSUK), '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 as displayed here in the marketing text, with further information regarding the local authority tax, any applicable utilities, parking, coalfield, mining, flood risk, erosion, accessibility and adaptations, available upon explicit request and further information regarding the availability of broadband and mobile service can be found here; checker.ofcom.org.uk.

- Allocated parking space.
- Ground floor garden flat.
- Two good size double bedrooms.
- Bespoke fitted kitchen with integral appliances.
 - Bespoke fitted bathroom.
- Spacious lounge with hard wood flooring.
- Close to local schools and amenities.
 - St Leonards On Sea location.
- Master bedroom en-suite bathroom.
- Ample internal storage throughout.