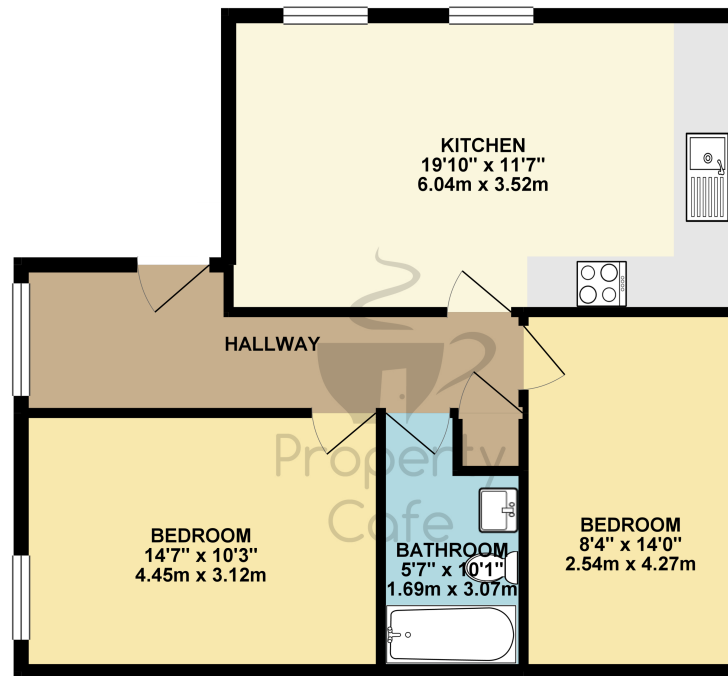




Flat 3, 325 Battle Road, St Leonards-on-Sea, East Sussex, TN37 7BE
£1,100 pcm

GROUND FLOOR 634.77 sq. ft.
(58.97 sq. m.)




TOTAL FLOOR AREA - 634.77 sq. ft. (58.97 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 misstatement. 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 Cafe are delighted to present this beautiful first floor church conversion apartment to the lettings market, located in the sought after St Leonards On Sea area offering excellent transport links to the A21 and public transport to Hastings town centre. Internally this property offers spacious accommodation throughout and in brief comprises; Entrance hallway leading to an open plan lounge with hardwood flooring and fully integrated modern fitted kitchen, master bathroom with shower over bath and low level W.C and two good size double bedrooms. The property additionally benefits from; Gas fired central heating, full double glazing, a modern colour scheme and floor coverings and an allocated off road parking space. This property is available now on a long let with a minimum annual income of £33,000 per household required to be eligible and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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 B
Council Tax: Rate 1896
Parking Types: Allocated. Off Street.
Heating Sources: Central. Double Glazing.
Electricity Supply: Mains Supply.

- Two double bedrooms.
- First floor apartment.
- Double glazing and gas central heating.
- Fully integrated kitchen.
- Modern fitted bathroom.

Receptions: 1
EPC Rating: C (78)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living.

- Allocated parking space.
- Modern colour scheme throughout.
- Excellent transport links.
- St Leonards On Sea location.
- Available now.