



## Stockleigh Road

, St Leonards on Sea, East Sussex, TN38 0JP

# Rental £1,295 pcm

2 bedroom Flat / Apartment available Now

Innovation Centre, Highfield Drive, St Leonards on Sea,  
TN38 0UH

[lettings@kinzettbowler.co.uk](mailto:lettings@kinzettbowler.co.uk)

## 01424 440700

### Opening Times

Mon 09.30 - 16.00; Tues 09.30 - 16.00

Wed 09.30 - 16.00; Thurs 00.00 - 16.00

Fri 09.30 - 16.00; Sat Closed; Sun Closed

\* Unfurnished

## Situation

**\*\*LET AGREED\*\*** Situated close to the Centre of St Leonards, this beautiful first floor apartment is within a recently constructed double fronted 'period style' property which has been constructed in keeping with the area and yet offers all the modern conveniences & details expected of a property completed in 2023. This beautiful apartment benefits from an open plan layout with spacious living area and bay window, neutral decor and stylish fittings throughout and is only a short walk from the mainline railway station at Warrior Square and Seafront. \*Two double bedrooms. \*Lift access. \*Underfloor heating with temperature controls in each room. \*Highly energy efficient - Energy Rating B. \*Quartz kitchen worktops and bathroom countertops. \*Modern kitchen with built-in appliances including dishwasher, washer-dryer and fridge. \*Mandarin Stone tiles in bathrooms. \*LED downlights in all rooms. \*Exclusive Car Club with Car Club Parking space directly outside front door (for information regarding this scheme, please visit - <https://www.enterprisecarclub.co.uk/g>) \*Sprinkler system and LD3 Fire Alarm System throughout building. INCOME REQUIREMENT - 30x monthly rent HOLDING DEPOSIT - Equivalent to one weeks' rent (deducted from Tenancy Deposit). TENANCY DEPOSIT - Equivalent to five weeks' rent. PETS - A cat may be considered, subject to an additional £20pcm. COUNCIL TAX BAND - B. EPC RATING - B.

All measurements are approximate.

## Further Information

The deposit required is £1,490

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Accommodation

Property Ref: inst-2127

Creation Date: 14/12/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Kinzett & Bowler, 2024. Kinzett & Bowler Registered in England No. 12089129