



## Stockleigh Road

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

# Rental £1,295 pcm

2 bedroom Flat / Apartment available 02 September 2024

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

**\*\*QUALITY TWO BEDROOM APARTMENT\*\* AVAILABLE SEPTEMBER** - We are delighted to offer this stylish second floor apartment to the rental market, situated within a recently constructed double fronted 'period' style building, constructed in keeping with the area and yet offering all the modern conveniences expected. The property benefits from pleasant views from the living room bay window at the front, as well as an open plan layout with neutral decor and modern fittings throughout. The property is located close to the Centre of St Leonards, which offers a wide range of facilities and within a short walk of the Seafront and mainline railway station at Warrior Square. \*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. \*Sprinkler system and LD3 Fire Alarm System throughout building. **ENTRANCE HALL** - laminate flooring, entryphone system. **TWO DOUBLE BEDROOMS** - Bright and spacious, windows with rear outlook. **LIVING ROOM/KITCHEN** - Large open plan room with bay window to front, neutrally decorated, laminate flooring, modern fitted kitchen with built-in appliances including dishwasher, washer-dryer and fridge with Quartz kitchen worktops. **BATHROOM** - Modern bathroom with mandarin stone tiles and quartz bathroom countertops. The property also benefits from Underfloor heating  
Property Ref: inst-2114

All measurements are approximate.

## Further Information

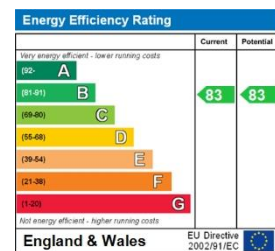
The deposit required is £1,490

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

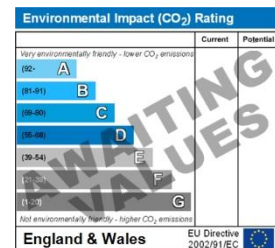
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 18/07/2024

## 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