



Bodiam Drive

, St Leonards-on-Sea, East Sussex, TN38 9TW

Rental £1,700 pcm

4 bedroom House available 01 November 2025

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

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

****FOUR BEDROOM FAMILY HOME**** A rare opportunity has arisen to rent this lovely four bedroom semi-detached family home, which comprises two reception rooms, three first floor bedrooms and a separate ground floor en-suite bedroom. The property benefits from gas central heating and double glazing and is situated on the outskirts of St Leonards, close to good local Schools and Supermarkets. There is also a local convenience store nearby and a regular bus service to Hastings, St Leonards and beyond. Accommodation comprises: **ENTRANCE HALLWAY** Leading to: **CLOAKROOM** With low level WC and wash hand basin. **LARGE SITTING/DINING ROOM** A very good size through room with feature fireplace, understairs storage cupboard. Glazed doors to: **CONSERVATORY** with dual access either from the house or the garden. Fully glazed. **KITCHEN** Beautifully fitted with a range of modern units comprising ample base and wall units, wooden worksurface, a range of appliances to include a newly fitted range cooker with gas 5 ring burner and double oven, extractor cooker hood above, built in dishwasher, built in washing machine, space only for tumble dryer, double fridge/freezer built into alcove (this appliance does not form part of the Tenancy and the Landlord will not be responsible for the repair/replacement of this appliance), windows and door to garden. **DOWNSTAIRS EN-SUITE BEDROOM** Ideal for student/teenager/grandparent - A good size room with large window to front with direct access to **EN SUITE SHOWER ROOM** beautifully fitted
Property Ref: inst-2165

All measurements are approximate.

Further Information

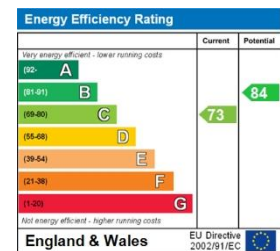
The deposit required is £1,960

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

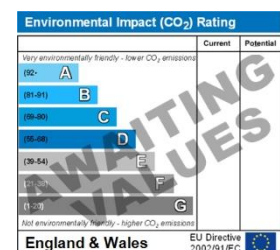
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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 (CO₂) 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 24/09/2025

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, 2025. Kinzett & Bowler Registered in England No. 12089129