



St Leonards on Sea

, East Sussex, TN38 0JP

Rental £1,250 pcm
2 bedroom Flat / Apartment available Now

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

****AVAILABLE NOW**** A two bedroom apartment within this new-build double fronted 'period style' property, constructed in keeping with the area and yet offering the modern conveniences & details expected of a property completed in 2023. Kinzett & Bowler are delighted to offer this second floor flat to the rental market, which benefits from pleasant views from the living room bay window at the front, as well as an open plan layout with neutral decor and stylish fittings throughout. The property is situated 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. *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 house cat may be considered, subject to an additional rent of £20pcm. COUNCIL TAX BAND - B. EPC RATING - B.

All measurements are approximate.

Further Information

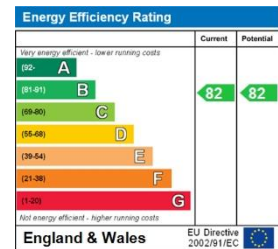
The deposit required is £1,440

The landlord is willing to rent this home to Employed

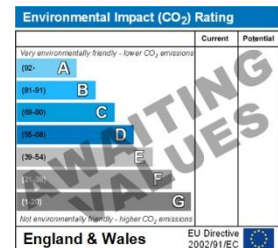
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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.

Accommodation

Property Ref: inst-2131

Creation Date: 21/01/2025

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