



Easy Let & Sale



KINGS ROAD, ST. LEONARDS-ON-SEA  
**£450 PCM**



Easy Let & Sale





## Property Description

**SUMMARY** Easy Let & Sale present this room to let in a flatshare in CENTRAL ST LEONARDS. Four rooms are available in a first floor MAISONETTE close to LOCAL AMENITIES and the SEAFRONT. All rooms are FULLY FURNISHED and all BILLS INCLUDED. Communal areas are CLEANED REGULARLY.

**LOCATION** The flatshare is situated in central St. Leonards-on-Sea and is less than 160 metres from Warrior Square station which offers services to London, Brighton and Ashford. The seafront is less than 320 metres from the property offering seafront restaurants and cafes alongside the award-winning Hastings Pier. St. Leonards Gardens, Warrior Square Gardens and Gensing Gardens are all within 500 metres of the property. The shops, cafes, restaurants, galleries, cinema and galleries of St. Leonards are all within walking distance.

**ROOM TO LET** Furnished room with double bed, bedside table, desk, chair and built-in wardrobe. East-facing original sash window, radiator.

**KITCHEN/BREAKFAST ROOM** Integrated under counter single fan oven, four ring ceramic hob, stainless steel extractor hood, stainless steel sink and drainer, freestanding washing machine, freestanding fridge/freezer, kitchen table

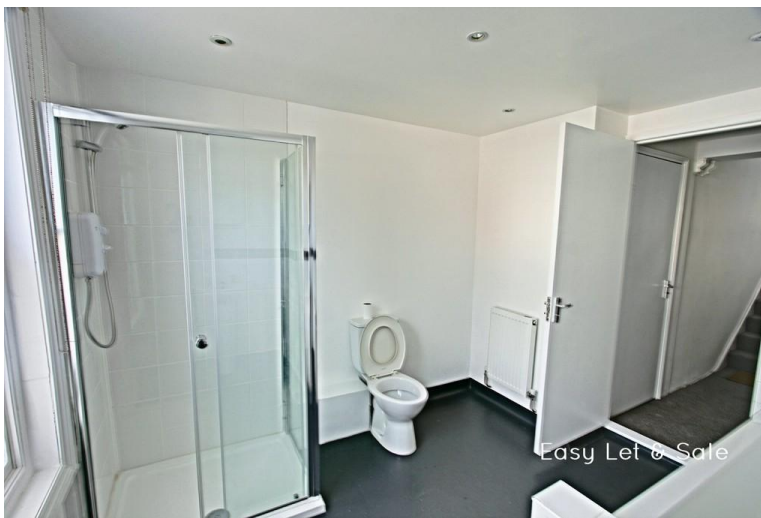


and chairs, east facing original sash window, original cornicing and ceiling rose, radiator

**LIVING ROOM** Three seat and two seat sofas, two coffee tables, two west facing original sash windows, radiator, video intercom system

**BATHROOM** Tiled bathroom with panelled bath, separate shower cubicle, toilet, basin, mirrored cabinet, extractor fan, radiator, integrated ceiling spotlights and original east facing sash window

**WC** Toilet, basin, radiator



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## IT DOESN'T HAVE TO BE DIFFICULT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements