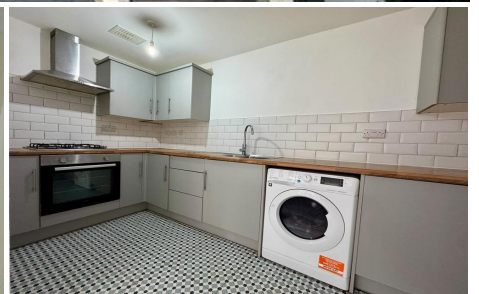




# SENSIBLE

Property Management (Eastbourne) LTD

## TO LET | £1,250 PER MONTH



### KENILWORTH ROAD, ST LEONARDS ON SEA, TN38 0JL

- TWO BEDROOM APARTMENT • IDEAL FOR COUPLES OR SHARERS • LARGE REAR PRIVATE GARDEN • GAS CENTRAL HEATING • WHITE GOODS INCLUDED • AVAILABLE NOW!

Rental fees apply



[niaomi@sensibleproperty.co.uk](mailto:niaomi@sensibleproperty.co.uk) | [www.sensibleproperty.co.uk](http://www.sensibleproperty.co.uk) | 01323 738 886



31 HYDE GARDENS, EASTBOURNE,  
EAST SUSSEX, BN21 4PX



## Description

Scott Estates are pleased to offer this modern, newly redecorated two bedroom apartment, located on the popular Kenilworth Road.

The property comprises a bright living room with a partially open-plan kitchen (including all white goods), a spacious main bedroom, and a smaller second bedroom - ideal as a home office, kids bedroom or guest room. Additional benefits include gas central heating, double glazing throughout, and a large private rear garden. Early viewing recommended!

EPC Rating: C.

Council Tax Band: A, £1,784.39.

### Client Money Protection

We are members of the Propertymark Client Money Protection (cmp) Scheme. Our Client Money Protection certificate is available upon request or it can be found on our website.

### Redress

We hold independent redress with Property Redress Scheme.

## Location

The property is conveniently located close to local shops, schools, and other amenities, with excellent public transport links nearby. Regular bus routes, including the 321, 323, and 323B, run along nearby Pevensey Road, providing easy access to Hastings town centre, Conquest Hospital, and surrounding areas. St Leonards Warrior Square railway station is also within walking distance, offering direct services to Brighton and London.



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