

RUSH  
WITT &  
WILSON



**17 Dane Road, St. Leonards-On-Sea, East Sussex TN38 0QN  
£1,250 Per Month**

Rush Witt & Wilson are excited to offer this superior two double bedroom lower ground floor converted apartment in the sought after Dane Road location of St Leonards within close proximity to the seafront, local shops and Warrior Square mainline railway station. The apartment boasts its own private entrance and off road parking space. It is beautifully presented benefiting from large rooms, gas central heating and communal gardens. EPC rating: D. Council Tax band A.

Accommodation comprises :Private entrance leading into a hallway, lounge with bay window looking onto the communal garden. Lounge comprises of a feature fireplace and benefiting from a large storage cupboard. Modern fitted kitchen provides an integrated cooker, hob, washing machine and dishwasher along with space for a fridge freezer. Family bathroom with bath, two large double bedroom one with feature bay window, decorative fireplace and ensuite shower room. Terms: £1442 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be

taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

**Hallway**

**Lounge**

**Kitchen**

**Bathroom**

**Bedroom one**

**Bedroom two**

**Ensuite Shower room**

**Agents note**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any

measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in a very low risk of flooding from Rivers, sea and ground water however high risk of flooding from surface water.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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