

RUSH
WITT &
WILSON



1 Archers House Archery Gardens, St Leonards On Sea, East Sussex TN38 0FJ
£1,000 Per Month

Brand new well presented ground floor one bedroom apartment finished to a high standard which must be viewed to be fully appreciated. Inside, you will find a spacious open plan lounge/kitchen fully equipped with brand new integrated appliances including washing machine, dishwasher and Fridge freezer. The block also benefits from a lift within the communal areas to all levels providing ease and comfort. EPC rating B. Council tax to be confirmed.

The apartment includes an entrance hallway with storage cupboard, large lounge with open plan kitchen, one double bedroom, a quality bathroom suite with shower over bath. This apartment further benefits from a outdoor patio area off the bedroom. An allocated parking space is also included within an underground car park. Located in the sought-after Decimus Burton area of St. Leonards, this property is conveniently close to the seafront and promenade, where you can enjoy a variety of shops, bars, restaurants, and the mainline railway station. Terms £1153 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

Double bedroom

Bathroom

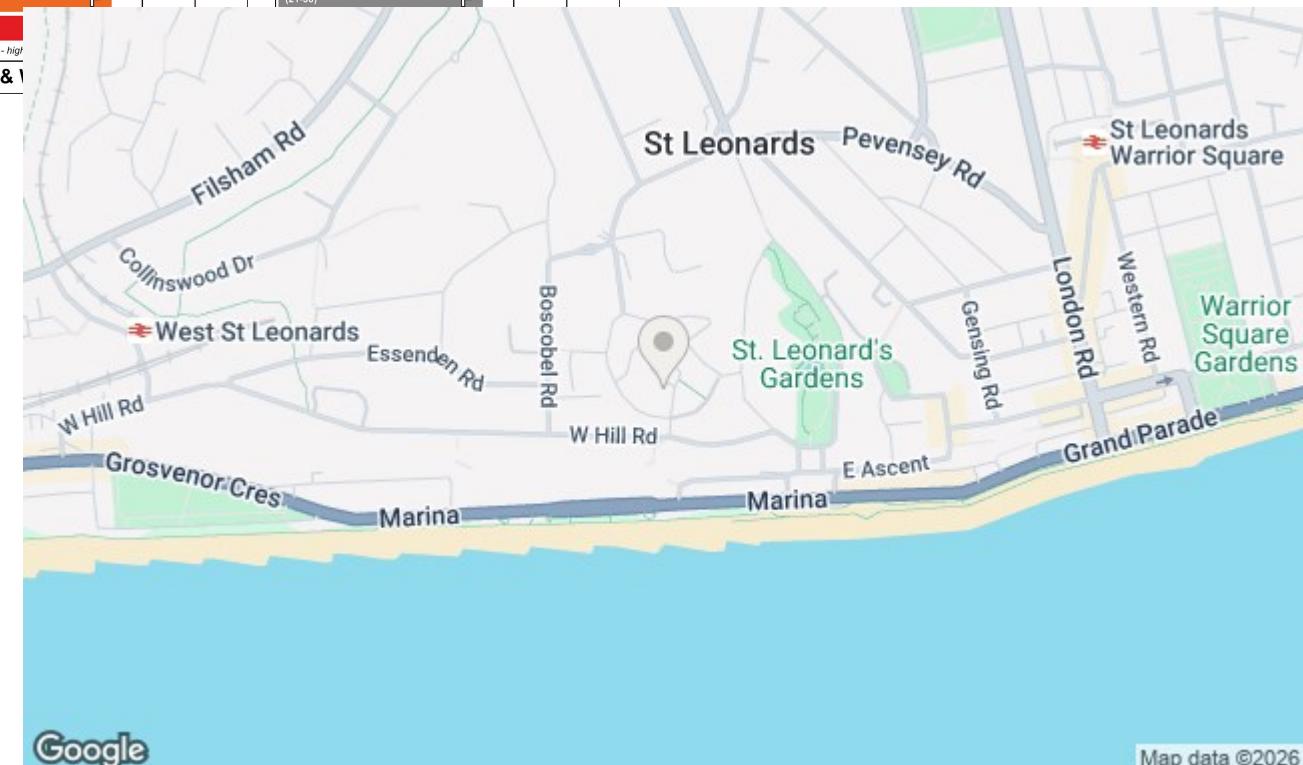
Agents notes

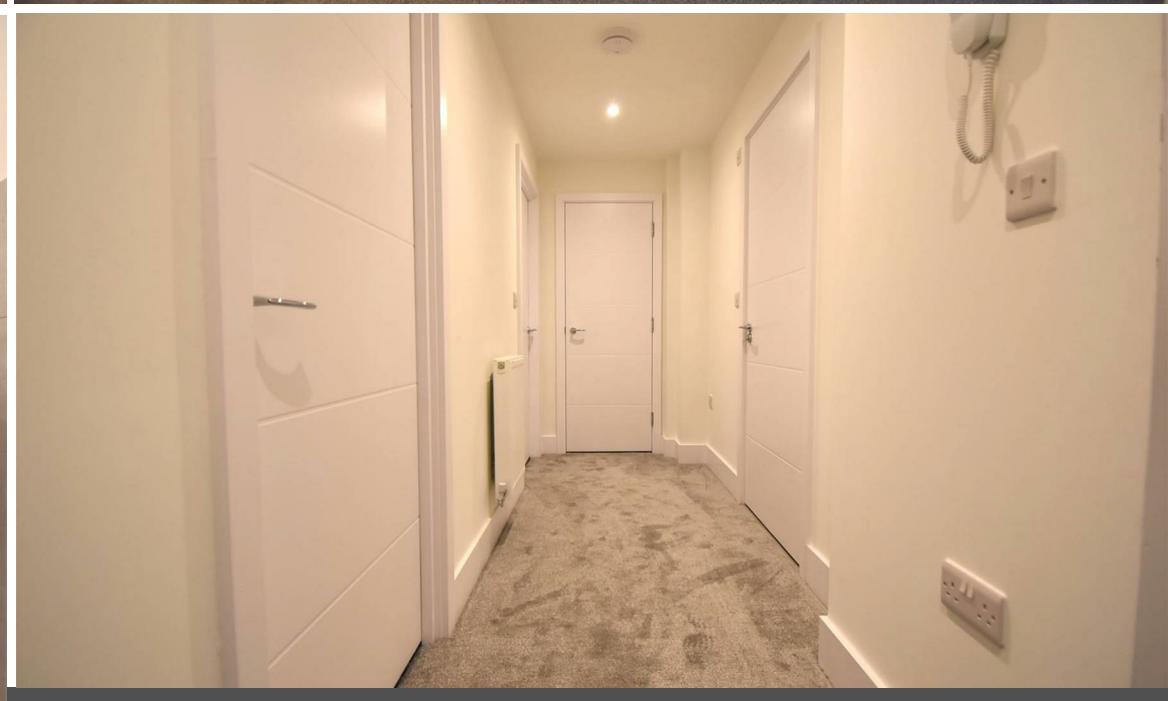
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any

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/ According to the gov.uk website the property is located in an area of low risk of flooding.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - high			
England & Wales		82	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			





1 Bexhill Road, St. Leonards-on-Sea, East Sussex, TN38 0AH
Tel: 01424 430011 | lettings@rushwittwilson.co.uk | www.rushwittwilson.co.uk

