

**RUSH
WITT &
WILSON**



**Flat 1 8 Pevensey Road, St Leonards-On-Sea, East Sussex TN38 0JZ
£1,400 Per Month**

Rush Witt & Wilson are pleased to offer this lower ground floor two/three bedroom garden apartment in Pevensey Road within walking distance to local shops and amenities. Finished to a high specification throughout, the apartment benefits from its own private entrance, off-road parking for one car and a private garden to the rear.

The apartment offers plenty of character features to include, cast iron radiators throughout & feature fireplaces.

The property comprises of a large kitchen/breakfast room with a gas-fired range cooker and butler sink, the living room to the front of the building with a feature fireplace, a shower room, generous double bedroom to front, good size single bedroom and third bedroom ideal as an office. Double bedroom with feature fireplace and en-suite bathroom, featuring a roll top bath and a glass chandelier. Further benefits to the property include gas central heating, double glazing and a large storage cupboard. EPC rating D & Council tax band A.

Terms: £1615 deposit, 1st month's rent in advance. To proceed with an application a holding deposit equivalent to one week's rent will be required to hold the property whilst references are being obtained. This will be taken off of your first month's rent upon 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 protection scheme CMP002697).

Kitchen/ Breakfast Room

Lounge

Bedroom One

Ensuite

Bedroom Two

Study/office

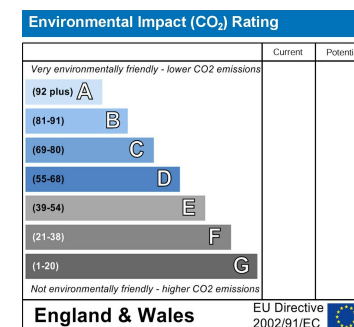
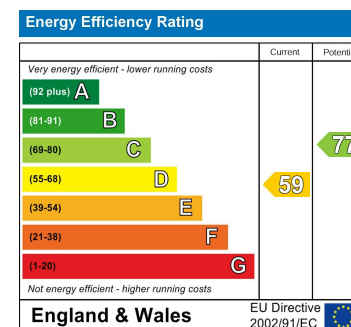
Shower room

Private Garden

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 at high risk of flooding from surface water and very low risk of flooding from rivers & seas.





TOTAL FLOOR AREA: 969 sq.ft. (90.0 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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