

**RUSH
WITT &
WILSON**



**234 Wishing Tree Road, St Leonards on Sea, East Sussex TN38 9LA
£1,495 Per Month**

Rush Witt & Wilson are delighted to offer this 3/4 bedroom detached house offering spacious accommodation which further benefits from off road parking and a garage. Newly decorated throughout with new carpets , gas central heating & double glazing. EPC Rating C. Council tax band D.

Accommodation comprises: Entrance hallway with cloakroom, Reception room/bedroom 4,kitchen, large reception room leading out to level rear garden. Stairs up to 3 double bedrooms, one with ensuite shower room and a further family bathroom. Off road parking, garden with sheds and garage to front. Must be viewed to appreciate. Terms £1725 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 or to book a viewing, please call (01424) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Cloakroom

Reception Room

Reception Room/Bedroom 4

Double Bedroom
With Ensuite Shower Room

Double Bedroom

Double Bedroom

Family Bathroom

Ensuite shower room

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 post code falls within an area which is at a very low risk of surface water ,rivers and seas 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		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
EU Directive 2002/91/EC		
England & Wales		

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Kitchen





