

**RUSH
WITT &
WILSON**



**17 Abbey Drive, St. Leonards-On-Sea, TN38 8BD
£1,500 Per Month**

Nestled on Abbey drive this delightful semi-detached family house boasts two reception rooms and three bedrooms, this property offers a comfortable and inviting living space. A NEW modern kitchen with a dining room at the rear of the house, with double doors that lead out to the garden. Conveniently located within walking distance to Ravenside retail park and local bus routes .This property is not only a beautiful home but also a practical choice for those seeking convenience and accessibility. EPC rating C. Council tax band B.

Accommodation comprises: Hallway leading through to dining room and kitchen then separate lounge all on the ground floor. To the first floor there are three bedrooms, including two double rooms and a third single room. Family bathroom which benefits from a electric shower over the bath. Large rear garden . Terms: £1730 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

Dining room

Kitchen

Bathroom

Single Bedroom

Small Double

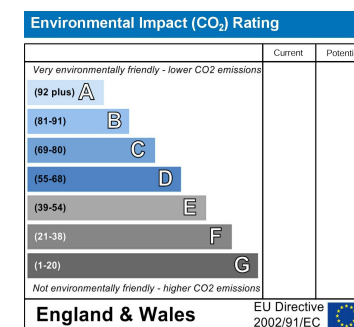
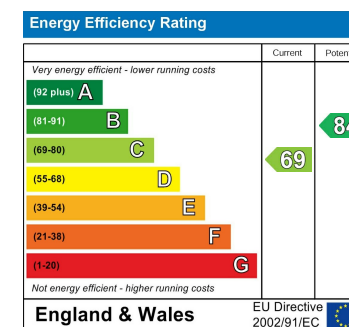
Master Bedroom

Garden

Agents Notes

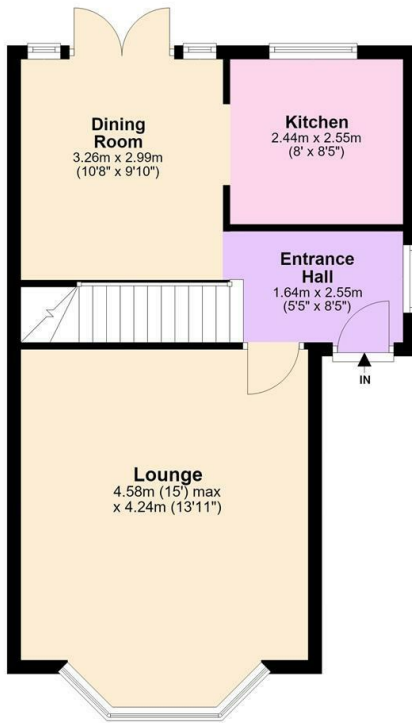
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars 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 very low risk of flooding.



Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 88.0 sq. metres (946.9 sq. feet)

