



**3, 15 Pevensey Road,  
St. Leonards-On-Sea, East Sussex TN38 0JY  
£825 Per Month**

Rush Witt & Wilson are pleased to offer this one bedroom first floor flat situated to the rear of this building which is within minutes walk of Warrior Square railway station, St Leonards shops, restaurants, art galleries and the Beach! EPC rating: D

The property benefits from electric heating and boasts an open plan reception room/kitchen with a feature bay window, a double bedroom, a separate WC and a shower room. The kitchen provides space for a fridge/freezer and plumbing for the washing machine is situated in the flat hallway cupboard. Terms: £825 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 CMP00269





Reception room/Kitchen

Shower Room

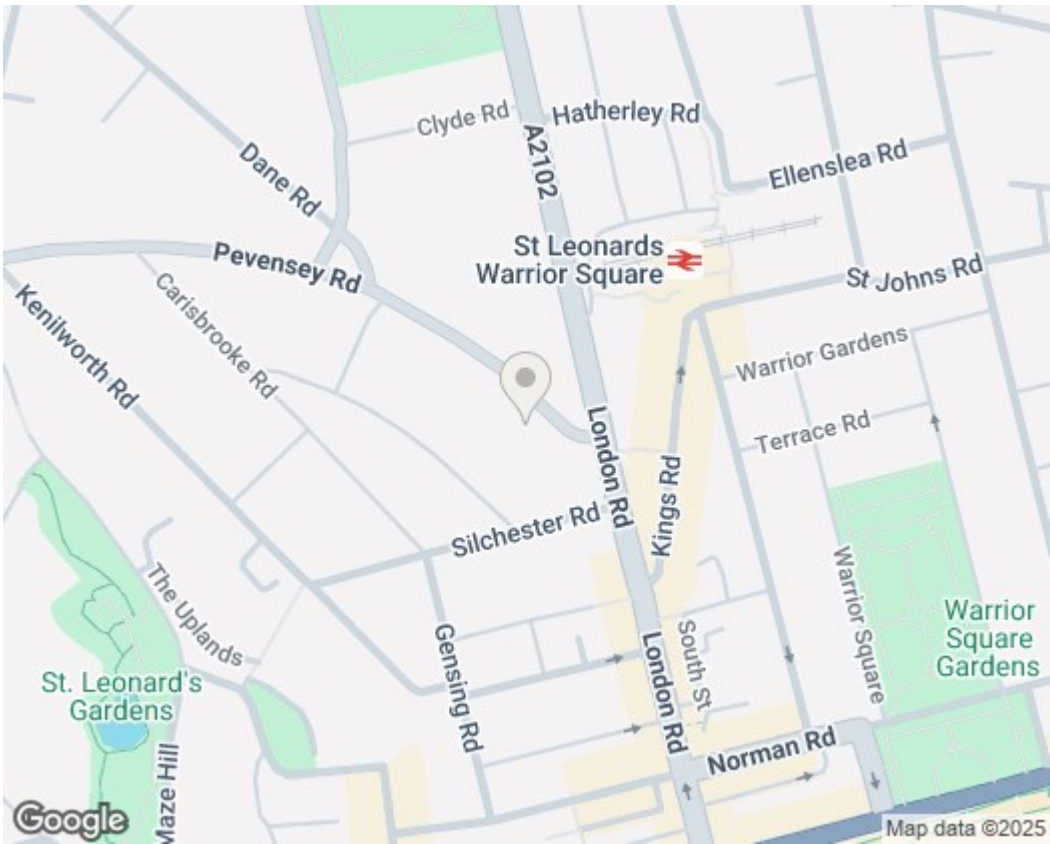
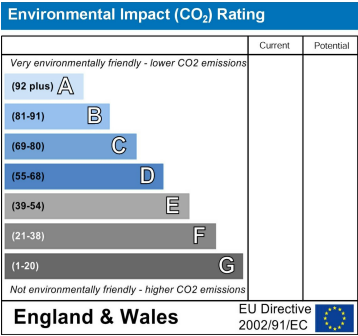
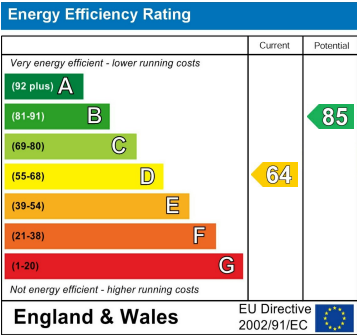
WC

Bedroom

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](http://gov.uk) website the property is located in an area at high risk of flooring from surface

water but otherwise a very low risk of flooding. Please note that the flood risk is based on the postcode and the apartment is on the first floor of the building.



**RUSH  
WITT &  
WILSON**



1 Bexhill Road  
St. Leonards-on-Sea  
East Sussex  
TN38 0AH  
Tel: 01424 430011  
[lettings@rushwittwilson.co.uk](mailto:lettings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)