

**RUSH  
WITT &  
WILSON**



**3, 32-34 Norman Road, St. Leonards-On-Sea, East Sussex TN38 0EJ  
£825 Per Month**

Rush Witt & Wilson are very excited to offer this large one bedroom second floor apartment in a trendy Norman Road location nestled within art galleries, cafes and independent shops. The property benefits from new redecoration throughout ,benefits from an exposed brick feature wall to the lounge and sea views over the rooftops to the rear. EPC rating: D. Council tax band A.

Accommodation comprises: Entrance hallway, large lounge with feature brick wall, fireplace and large bay window, separate kitchen with space for table within bay window over looking an art gallery, double bedroom and modern family bathroom with feature sky light. 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) 446916 / 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

## Entrance Hall

## Reception

## Kitchen

## Bedroom

Double (Double)

## 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/](http://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 from surface water ,rivers and seas. Please note there is currently scaffolding at the front of the property completing external works to the building.







