

**RUSH
WITT &
WILSON**



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**Flat 1, 93 Marina, St. Leonards-On-Sea, East Sussex TN38 0BL
£1,200 Per Month**

Rush Witt & Wilson are pleased to present this two-bedroom seaside apartment with PRIVATE COURTYARD GARDEN. Boasting its own private entrance, finished to an exceptional standard throughout, the apartment offers spacious and thoughtfully designed accommodation, including two well-proportioned double bedrooms, a light-filled living space, a high-spec modern kitchen with brand-new integrated appliances, and a sleek, contemporary bathroom with separate WC and a utility room. The apartment has undergone a complete electrical rewire, along with a brand-new boiler. EPC rating C, Council tax band A.

Accommodation comprises open plan lounge/dining room with feature fireplace, hallway with large storage cupboard with a hidden entrance tucked behind a book case, kitchen with separate utility room leading into the private courtyard. The kitchen benefits from fully integrated appliances to include the cooker, hob, fridge/freezer and washing machine. From the hallway there are two double bedrooms, family bathroom with a separate shower. Terms: £1200 deposit, 1st months' rent in advance. In order 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 your first month's 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

Entrance
5'1" x 4'2" (1.55m x 1.27m)

Living Room
8'5 x 20'10 (2.57m x 6.35m)

Hallway
4'3 x 12'9 (1.30m x 3.89m)

Kitchen
9' x 12'1 (2.74m x 3.68m)

Bedroom
11'2 x 15'10 (3.40m x 4.83m)

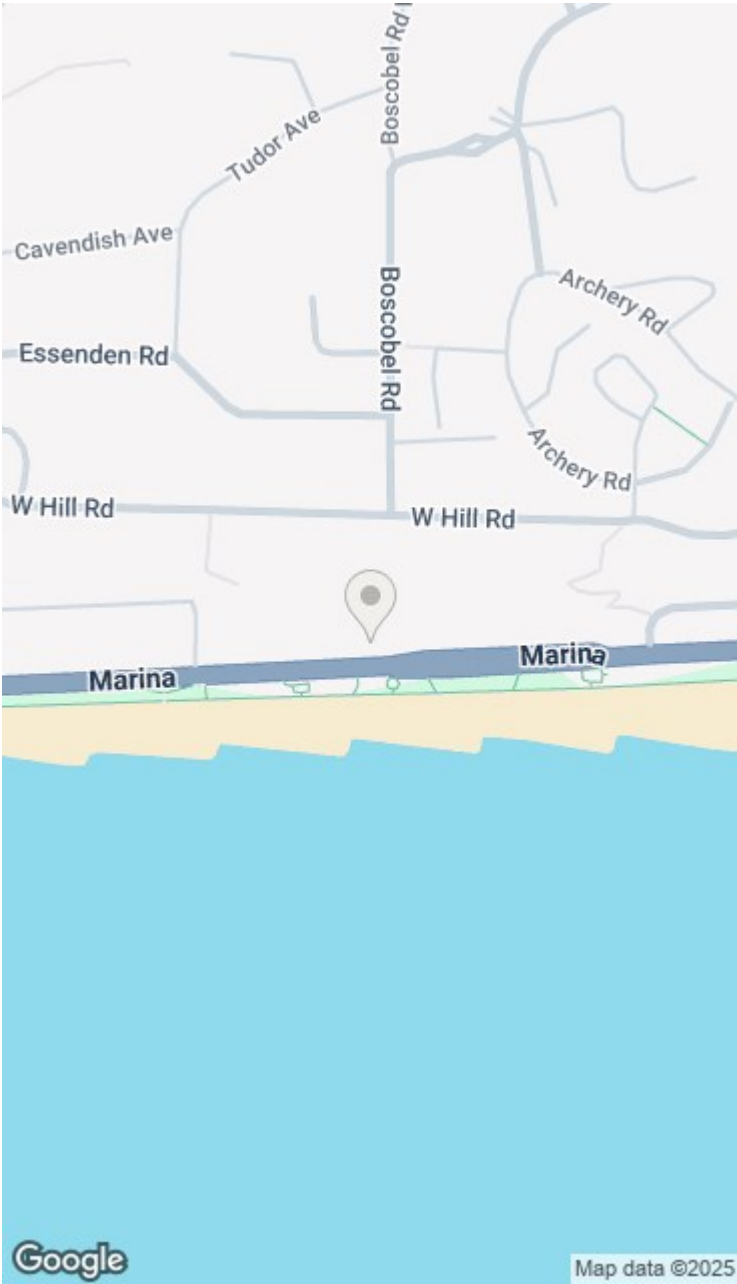
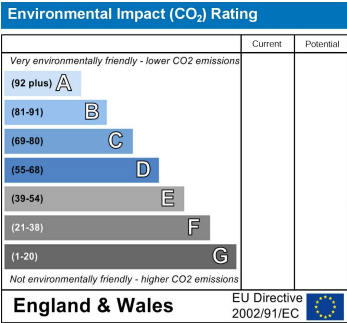
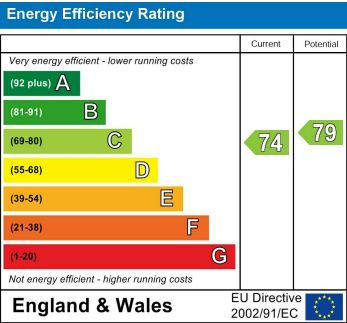
Bedroom
7'4 x 16'10 (2.24m x 5.13m)

Bath/Shower Room
5'1 x 6'3 (1.55m x 1.91m)

Cloakroom/WC
2'7 x 4'6 (0.79m x 1.37m)

Utility Room
11'1 x 5'8 (3.38m x 1.73m)

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/](https://www.ofcom.gov.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 rivers and seas and medium risk from surface water.





Approximate total area⁽¹⁾
92.6 m²
998 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

