

**RUSH
WITT &
WILSON**



**3 Cliff Court Harley Shute Road, St Leonards On Sea, East Sussex TN38 8DH
£850 Per Month**

This two bedroom first floor apartment offers spacious accommodation and sea views. Benefiting from gas central heating, double glazing and far reaching views the property must be seen to appreciate the size and location. There is also the potential of a garage subject to a further cost of £100 per month if required. EPC rating C. Council tax band: B

Accommodation comprises: Entrance hallway leading to large sitting room with views towards the sea, a separate kitchen with views towards the sea and a large storage cupboard, cooker and space for all other appliances, double bedroom, second small double bedroom, family bathroom with shower over the bath. Please note that the property comes with the option of renting a garage at an additional cost, this is not otherwise included within the rent. Terms: £850 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

Sitting Room (Sitting Room)

Kitchen

Bedroom

Double (Double)

Bedroom

Double (Double)

Bathroom

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/ According to the gov.uk website the property is located in an area at low or very low risk of flooding.





