

**RUSH  
WITT &  
WILSON**



**255A London Road, St. Leonards-On-Sea, TN37 6NB  
£1,300 Per Month**

Rush Witt & Wilson are delighted to offer this three-bedroom maisonette arranged over two floors in St Leonards within local shops ,amenities and walking distance to Warrior Square. The property benefits from open-plan living/kitchen, three double bedrooms, gas central heating, double glazing, EPC rating: D and Council tax band A.

The accommodation includes an communal entrance hallway, open plan lounge/kitchen equipped with a built-in cooker, hob, three double bedrooms and bathroom with a walk in shower. The property has recently been newly decorated throughout. Terms £1500 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).

**Hallway**

**Open plan kitchen/lounge**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

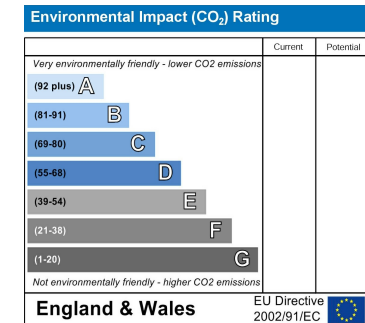
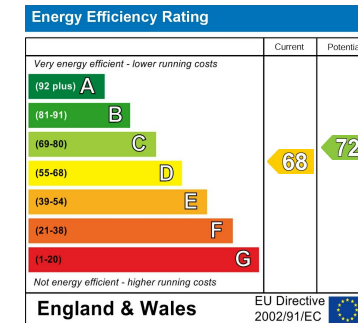
**Bathroom**

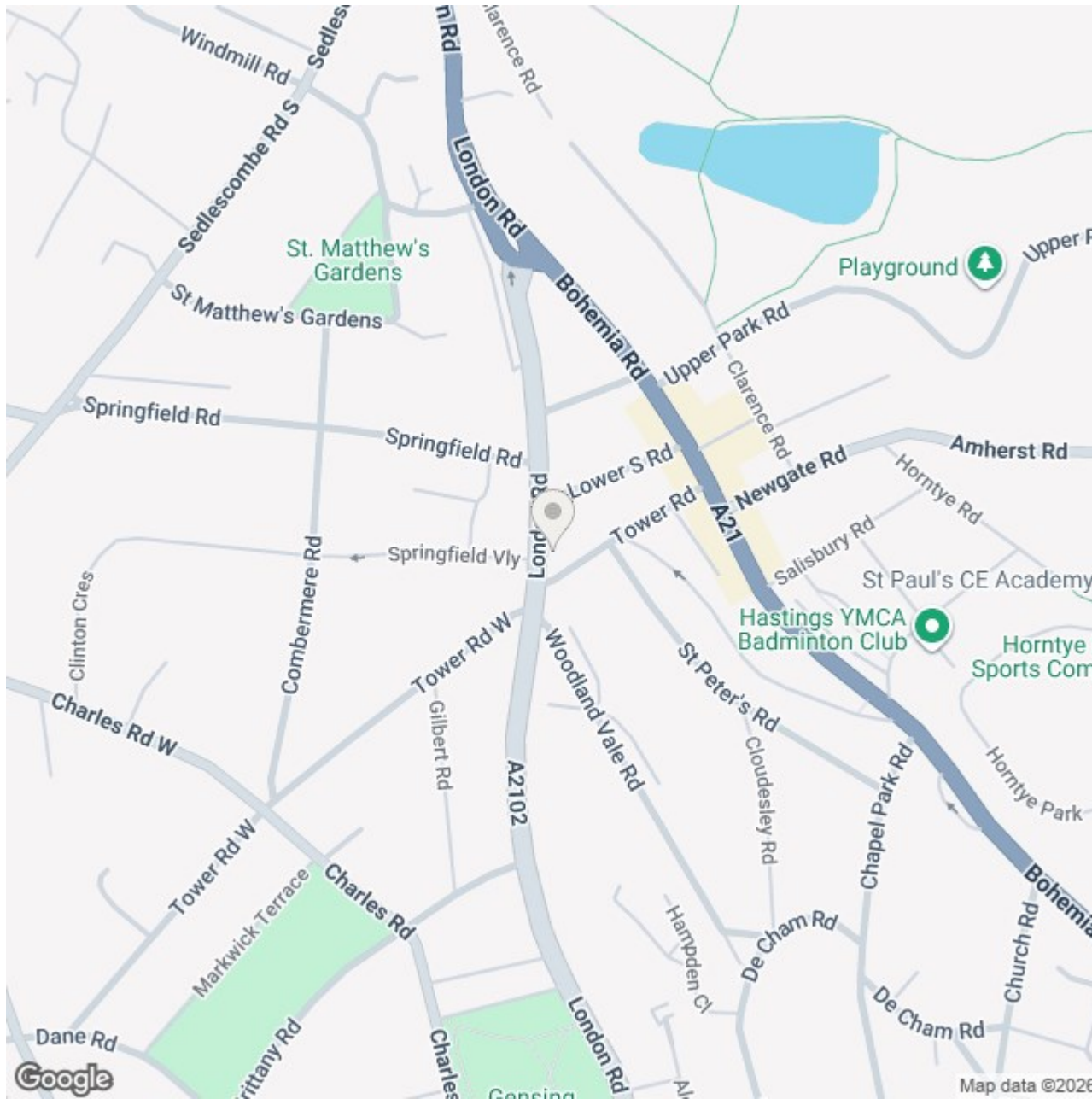
**Agents Notes**

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 b e f o u n d a t [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 medium risk of flooding from surface water and very low risk of flooding from rivers & seas.

Please note this is a maisonette over a shop they will need access to the communal hallway for the paper delivery in the mornings.





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)



