

**RUSH
WITT &
WILSON**



**3 Grosvenor Gardens, St. Leonards-On-Sea, East Sussex TN38 0AG
£1,150 Per Month**

Rush Witt & Wilson are pleased to welcome to the market this spacious two bedroom top floor apartment situated in the sought after Grosvenor Gardens with beautiful sea views to the front and rear. Only a few steps away from the beach you can walk along the promenade into Hastings and Bexhill. The property is also only a short walk away from West St Leonards mainline railway station. Available part furnished or unfurnished. EPC rating: C & Council tax band A.

The spacious apartment offers an entrance hall, large lounge/diner with views across the gardens towards the sea, separate kitchen, two double bedrooms and an additional storage area, family bathroom with shower cubicle and separate roll top bath. Terms: £1150 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 CMP002697)

Entrance hallway

Reception Room

lounge/diner (lounge/diner)

Kitchen

Bedroom

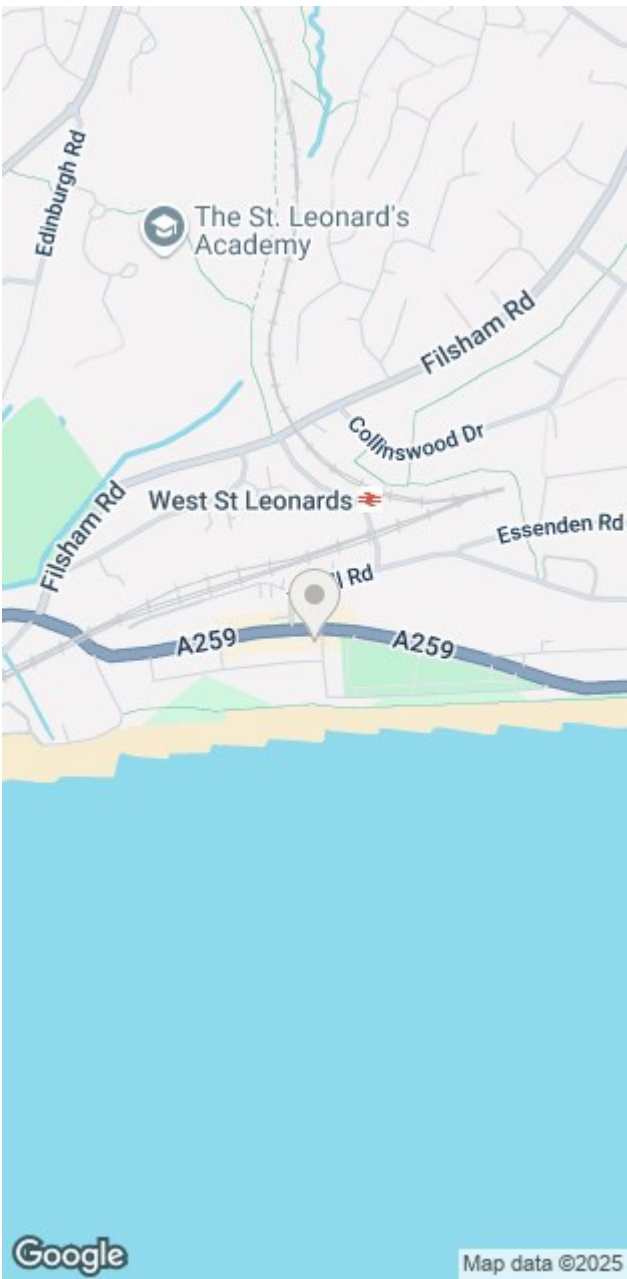
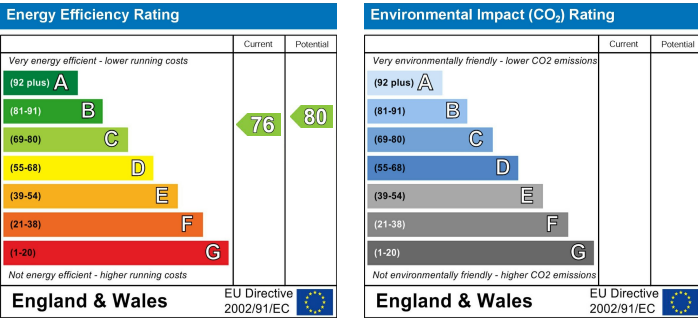
Bedroom

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/ According to the gov.uk website the property is located in an area at very high risk flooding from surface water and very low risk of flooding from rivers and seas, please note this is a top floor flat.





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