

**RUSH
WITT &
WILSON**



**24 Carisbrooke Road, St. Leonards-On-Sea, East Sussex TN38 0JN
£775 Per Month**

One bedroom first floor flat, in a quiet block situated within walking distance of St Leonards Warrior Square train station, St Leonards shops and the beach. The flat also benefits from gas central heating , EPC rating: C & Council Tax Band A.

Accommodation comprises: Entrance hall, kitchen, lounge, bathroom with shower over bath, double bedroom with storage. Terms £775 Deposit, 1st months rent of £775 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) CMP00269

Hallway

Reception

Lounge (Lounge)

Kitchen

Bedroom

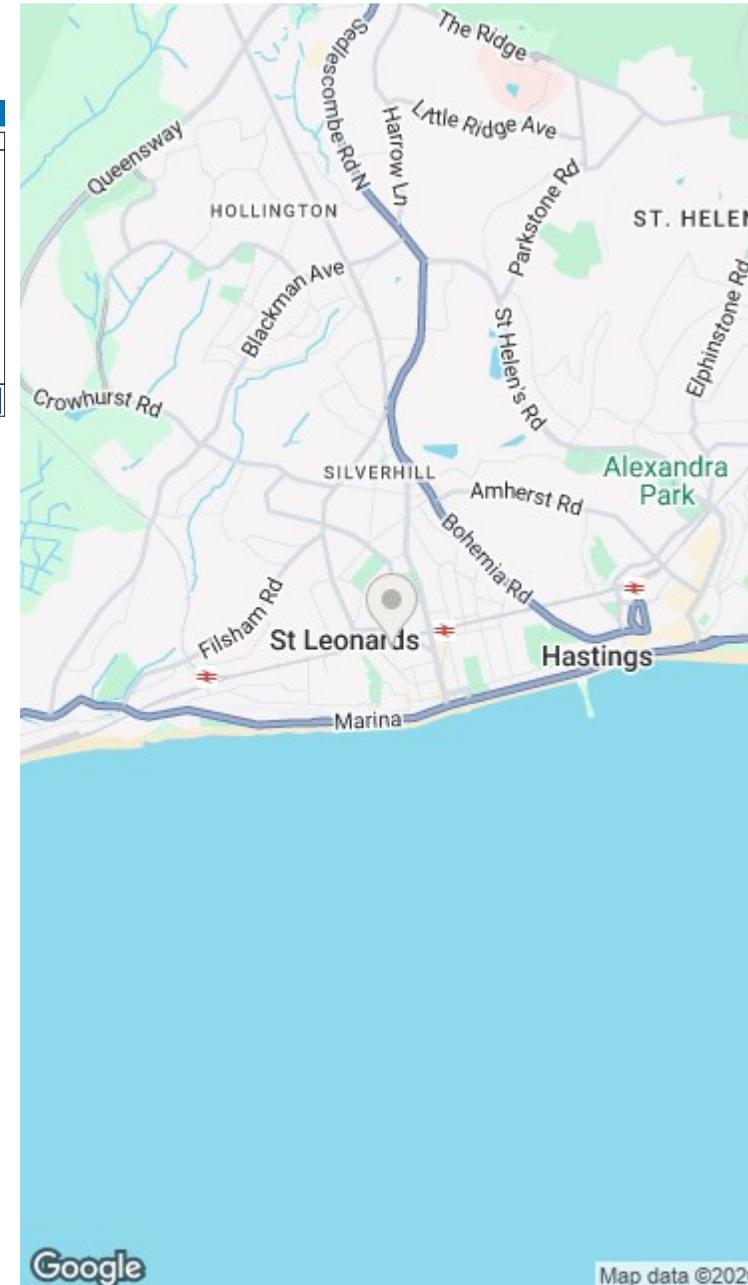
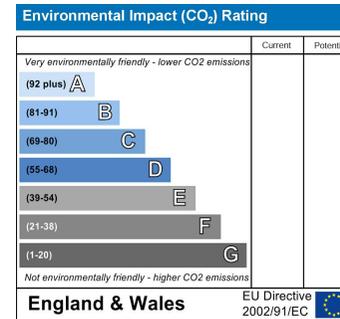
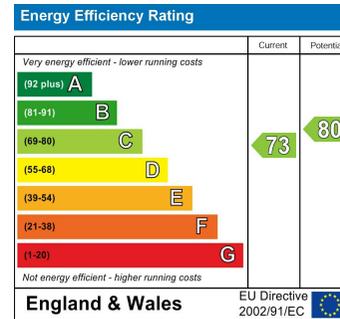
Double (Double)

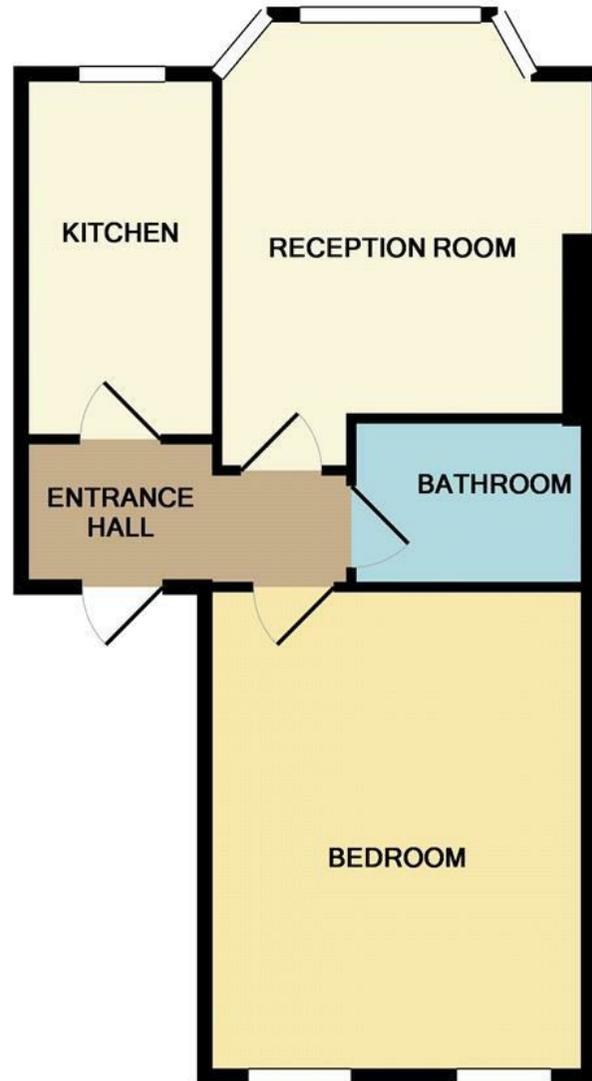
Bathroom

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/ According to the gov.uk website the property is located in an area at

high risk from surface water flooding and very low from rivers and seas, please note this is a first floor flat.





TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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