

RUSH  
WITT &  
WILSON



**2 Burton House, St Leonards On Sea, East Sussex TN38 0EW  
£895 Per Month**

A brand new, well-presented first floor one-bedroom apartment must be viewed to be appreciated.

Inside, you will find an open plan lounge/ kitchen with brand new integrated appliances including washing machine, and Fridge.

The apartment includes one double bedroom, a quality shower room, and benefits from an allocated car parking space. EPC rating C. Council tax band to be confirmed.

Located in the sought-after Decimus Burton area of St. Leonards, this property is conveniently close to the seafront and promenade, where you can enjoy a variety of shops, bars, restaurants, and the mainline railway station.

Terms: £1032 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).

## Hallway

## Kitchen/Lounge

## Double Bedroom

## Shower room

## 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/](http://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area of high risk of flooding.





