

**RUSH  
WITT &  
WILSON**



**40-41 Eversfield Place, St. Leonards-On-Sea, TN37 6DB  
£995 Per Month**

**\*\*SPECTACULAR SEA VIEWS!\*\*** This beautifully presented two-bedroom top-floor apartment offers stunning views of the promenade, the pier, and the sea. Located on the fourth floor, the property overlooks the beach and is within walking distance of Hastings town centre and the mainline railway station. It has been refurbished and features wooden flooring in the lounge, complemented by an exposed brick wall that adds charm and character. The EPC rating is D, and the council tax band is A.

The accommodation includes an entrance hallway, a lounge with a feature exposed brick wall and views towards the pier and sea, a kitchen equipped with a built-in cooker, hob, and a freestanding fridge, a double bedroom at the rear, and a second double bedroom with sea views. There is also a family bathroom with a shower over the bath. The property benefits from electric heating and is beautifully presented throughout.

Terms £995 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).

**Reception room**

**Kitchen**

**Bathroom**

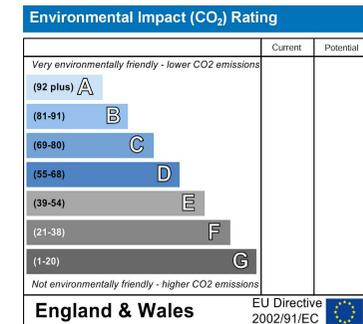
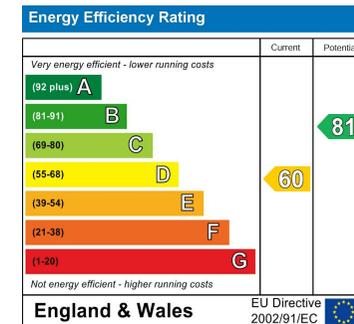
**Bedroom**

**Bedroom**

**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/](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

high risk of surface water flooding however this is a fourth floor flat, it is otherwise in a very low risk of flooding. Please note that the photographs used are from before the current tenant moved in. Currently scaffolding is up due to roof works being carried out.



GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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