



**31 Wilton Road,
Bexhill-On-Sea, East Sussex TN40 1HX
£825 Per Month**

A very well presented one bedroom third floor flat with lift access and off road parking, modern electric heating, double glazed windows, town centre location. Viewings is recommended by RWW. Council Tax Band A.

Terms: £825 deposit, 1st months' rent in advance. Following your viewing, 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) 225 588. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

Communal Hallway

With stairs and lift to the third floor.

Private Entrance Hall**Living Room**

15'5" x 13'0" (4.70m x 3.97m)

Kitchen

9'2" x 6'0" (2.80m x 1.84m)

With washing machine, cooker and fridge / freezer

Bedroom

12'1" x 7'8" (3.69m x 2.36m)

With wardrobe

Bathroom**Off Road Parking Space****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/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/)

According to the gov.uk website the property is located in an area at low risk of flooding.

FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**



1 Bexhill Road
St.Leonards-on-Sea
East Sussex
TN38 0AH
Tel: 01424 430011
lettings@rushwittwilson.co.uk
www.rushwittwilson.co.uk