

**RUSH  
WITT &  
WILSON**



**Flat 52, Quarry House Quarry Hill, St. Leonards-On-Sea, East Sussex TN38 0HP  
£850 Per Month**



Rush Witt & Wilson are delighted to offer a one bedroom flat which has recently been refurbished to a high standard throughout, offering outstanding views across the town. Conveniently situated in a sought after location, with off road parking and a shared garage. Within walking distance to the seafront and mainline station. View early to avoid disappointment! Council Tax Band A. EPC: D Rating

Accommodation Comprises: Hallway, Double bedroom with fitted wardrobes, Reception room leading to modern newly fitted kitchen with space for all appliances. Modern fitted bathroom with shower over bath. Lift access to communal area and an off road car parking space with the added benefit of a double garage, while shared with another flat, is however partitioned off to allow personal space for each tenant. Outstanding views across the park and town from the rear of the block. Must be viewed to appreciate! Terms £850 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)

**Hallway**

**Kitchen**  
With appliances

**Double Bedroom**

**Reception Room**

**Bathroom**

**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 low or very low risk of flooding. Please note there is planning permission locally for cliff enforcement works, full details can be found on the councils website.







