

**RUSH
WITT &
WILSON**



**1 Bow House 16 Archery Gardens, St Leonards On Sea, East Sussex TN38 0FJ
£1,275 Per Month**

Brand new well presented ground floor two bedroom apartment finished to a high standard, this must be viewed to be fully appreciated. Inside, you will find a spacious open plan lounge/ kitchen fully equipped with brand new integrated appliances including washing machine, dishwasher and Fridge freezer. There is also a lift within the communal areas to all levels for ease. EPC rating B. Council tax to be confirmed.

The apartment includes an entrance hallway with storage cupboard, open plan lounge/kitchen, one double bedroom, a quality bathroom suite with shower over bath. An underground allocated parking space is also included along with a patio and small garden area to the rear off of the lounge and an additional patio area to the side of the property off of the bedroom. 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 £1471 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).

Entrance hallway

Lounge/kitchen

Double Bedroom

Double Bedroom

Bathroom

Outside patio area

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/ According to the gov.uk website the property is located in an area at high risk of flooding due to its postcode.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - high running costs			Not environmentally friendly - high CO ₂ emissions		
England & Wales					





