RUSH
WITT &
WILSON

78 Marine Court, St. Leonards-On-Sea, East Sussex TN38 0DW
£950 Per Month

Well presented1 Bedroom Apartment, with enclosed sunroom/balcony, situated at the front of this iconic building, benefitting from wide reaching sea views, lift & porterage service. Walking distance to mainline station and local amenities. Energy Rating D & Council Tax band A.

Spacious accommodation comprises: Entrance Hall with storage & shelving ,Kitchen/Breakfast Room, Lounge with sea views onto a enclosed balcony .Bathroom with shower over, Double Bedroom with built in wardrobes.
Terms: £1096 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 (01797) 253555. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP00269.

Hallway

Reception
Lounge (Lounge)

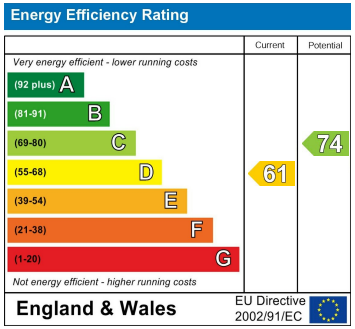
Bedroom
Double (Double)

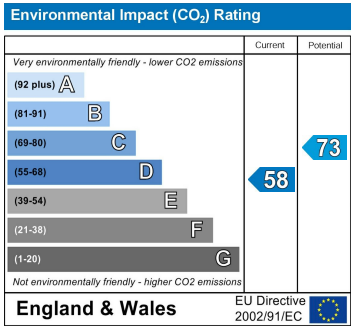
Kitchen
Newly Fitted (Newly Fitted)

Bathroom

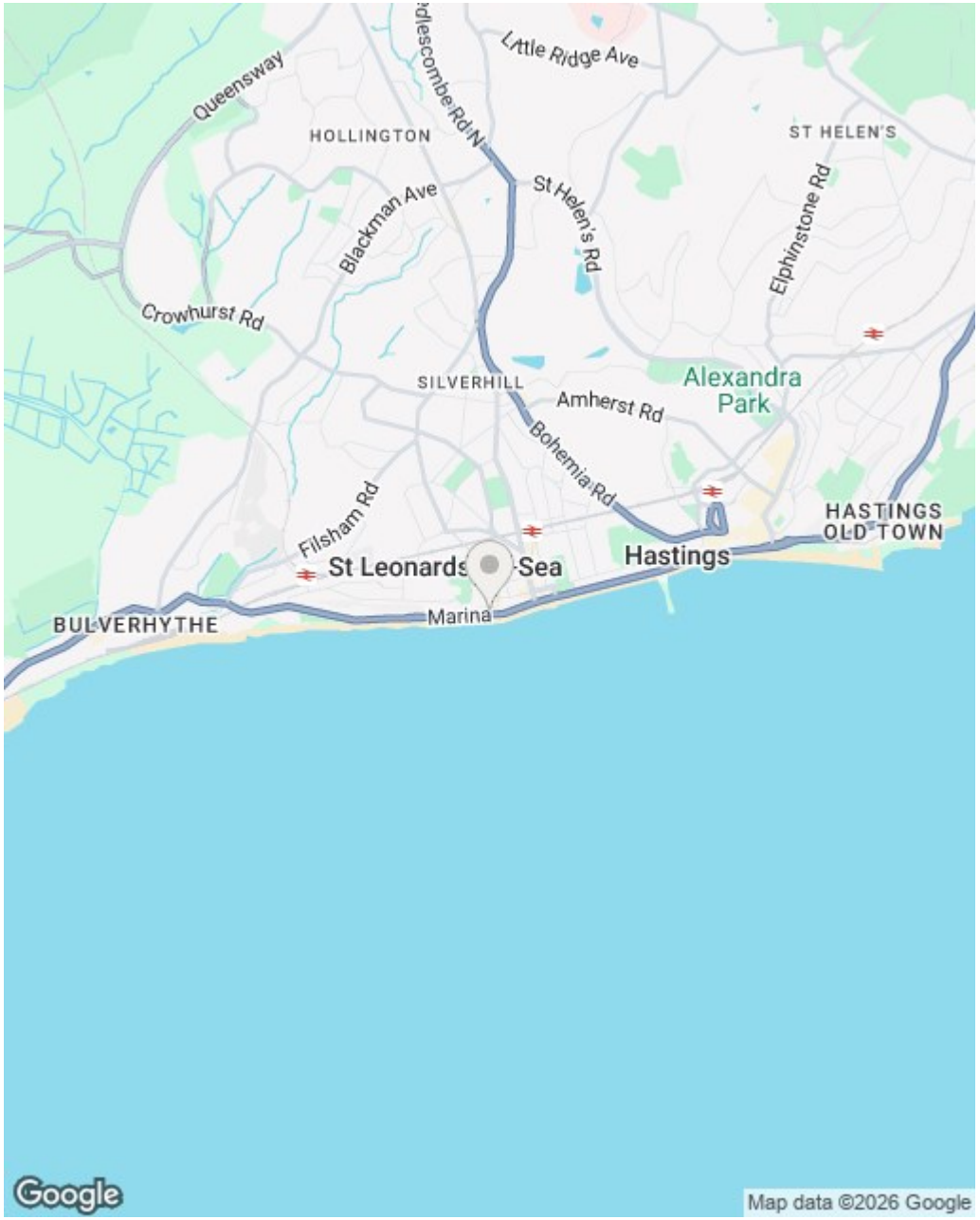
Enclosed Balcony

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/ According to the gov.uk website the property is located in an area at low flooding from surface water and very low risk of flooding from rivers and seas.





GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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The Property Ombudsman
Relocation agent network