

**RUSH
WITT &
WILSON**



**7 Edinburgh Road, St. Leonards-On-Sea, East Sussex TN38 8HH
£1,150 Per Month**

A Newly decorated 2 bedroom terraced house, with the added advantage of a large rear garden. Further benefits from being in walking distance of two local schools. EPC rating C & Council tax band B.

Accommodation Comprises: Hallway, Open plan lounge/Dining room with new electric fire .Fitted kitchen, stairs up to 2 double bedrooms & a modern family bathroom. Large garden to the rear with an outside brick built storage shed. Terms £1326 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

Kitchen

Bedroom

Bedroom

Bathroom

Garden

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 a very low risk from surface flooding and very low risk from rivers and seas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		89
(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		
		71
England & Wales		
EU Directive 2002/91/EC		





