

**RUSH
WITT &
WILSON**



**41a Springfield Road, St Leonards-On-Sea, TN38 0TY
£1,200 Per Month**

Nestled in the desirable area of Springfield Road in St. Leonards-On-Sea, this charming two-bedroom garden apartment spans over two levels and features its own private entrance and within easy access to shops and local amenities.

The property benefits from gas central heating and includes a private rear garden. The Energy Performance Certificate (EPC) rating is C, and it falls under Council Tax Band B.

The accommodation comprises of a private entrance that leads into a hallway, which connects to the lounge, a kitchen equipped with an integrated fridge freezer, washing machine ,a downstairs bathroom, two double bedrooms, and a separate WC. Additionally, there is a small room that provides access to the rear garden. Terms: £1384 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 CMD002607)

Entrance hall

Living Room

Hallway

Kitchen

Bathroom

Bedroom 1

Bedroom 2

WC

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/ . Currently no broadband installed at the property . According to the gov.uk website the property is located in an area at high risk of surface flooding and very low for rivers and seas.

Please note these photos were taken before last tenancy commenced.

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	
	76	79

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	





