

**RUSH
WITT &
WILSON**



**17 Archery Gardens, St Leonards On Sea, East Sussex TN38 0FJ
£1,700 Per Month**

This two bedroom BRAND NEW third floor apartment is situated in heart of St Leonards within walking distance of the beach and local shops and amenities. Offering stylish accommodation, an allocated underground parking space and sea views the property must be seen to appreciate the quality. This apartment also boasts a wrap around balcony leading from the front to the rear of the property transforming into a large paved courtyard area for outside entertaining. A lift to the communal areas provides easy access between floors to the underground car park. EPC rating B. Council tax band - to be confirmed.

Accommodation comprises entrance hallway with large storage cupboard, open plan lounge/kitchen with doors out to balcony and full length windows enjoying the views towards the sea. The kitchen benefits from fully integrated appliances to includes the cooker, hob, fridge/freezer and washing machine. From the entrance hallway there are two double bedrooms, the master boasting an ensuite shower room alongside an additional family bathroom with a shower over the bath. Terms: £1961 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 CMP00269

Entrance hallway

Lounge/Kitchen

Bedroom

Ensuite

Bedroom

Family bathroom

Balcony

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 low or very low risk of flooding.

| 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 | | |
| | 82 | 82 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| 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 | | |





