



**17 Dane Road,
St. Leonards-On-Sea, East Sussex TN38 0QN
£1,200 Per Month**

Rush Witt & Wilson are excited to offer this superior two double bedroom lower ground floor converted apartment in the sought after Dane Road location of St Leonards within close proximity to the seafront, local shops and Warrior Square mainline railway station. The apartment boasts its own private entrance and off road parking space. It is beautifully presented benefiting from large rooms, gas central heating and communal gardens. EPC rating: D

Accommodation comprises :Private entrance leading into a hallway, lounge with bay window looking onto the communal garden. Lounge comprises of a feature fireplace and benefiting from a large storage cupboard. Modern fitted kitchen provides an integrated cooker, hob , washing machine and dishwasher along with space for a fridge freezer. Family bathroom with bath, two large double bedroom one with feature bay window , decorative fireplace and ensuite shower room .Terms: £1200 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 Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Hallway

Lounge

Kitchen

Bathroom

Bedroom one

Bedroom two

Ensuite Shower room

Agents note

The property has gas central heating and mains drainage. It is accessed via a few steps to the side of the building with a small flight of stairs internally into the flats hallway. Carpets have been professionally cleaned. The property's construction is brick built.

The Dane Road area has a very low risk of flooding from Rivers , sea and ground water however high risk of flooding from surface water. High risk means this area has a chance of flooding greater than 3.3% each year but this information is not specific to a property.

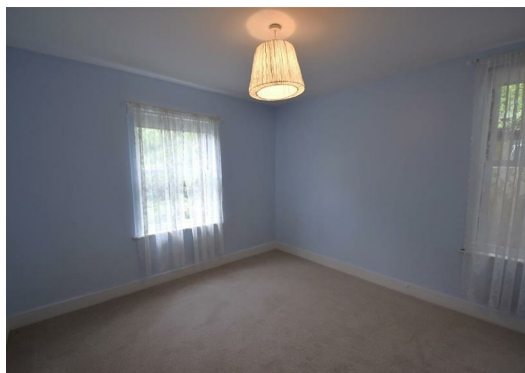
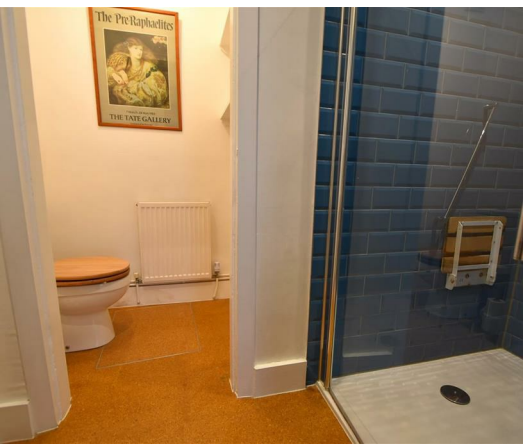
It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required.

Council Tax Band - A

EPC Rating - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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