

**RUSH  
WITT &  
WILSON**



**14 Beachy Head View, St. Leonards-On-Sea, TN38 8EW  
£1,900 Per Month**



Rush Witt & Wilson are delighted to offer this substantial five bedroom detached family home within a sought after location on the outskirts of St Leonards. The accommodation is across three floors and benefits from a double garage with off road parking for 2 cars. Further benefits are gas fired central heating, two reception rooms, three bathrooms and a decked balcony leading onto a large private garden. EPC Rating C. Council tax band F.

Accommodation Comprises: Two reception rooms, five bedrooms and three bathrooms. To the first level of the property this comprises of a single bedroom, access into the double garage, shower room and WC, and two spacious bedrooms one with a small balcony overlooking the garden.

The lower level consists of a dining area, good sized modern fitted kitchen with integrated oven, extractor fan and gas hob, integrated fridge freezer and dishwasher with patio doors leading onto the decked balcony. Also a large reception overlooking the garden and a cloakroom/utility area with space and plumbing for a washing machine. The top level of the property comprises of two double bedrooms overlooking the front of the house, a master bedroom with a dressing room area and an en-suite shower room, in addition a family bathroom with full sized bath and shower cubicle. Pets considered subject to a additional £25 rent pcm.

Terms £2192 Deposit, 1st months rent of £1900 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 Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

**Living room**

**Kitchen / dining room**

**Study**

**Master Bedroom**

**Ensuite to master Bedroom**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bedroom 5**

**Bathroom**

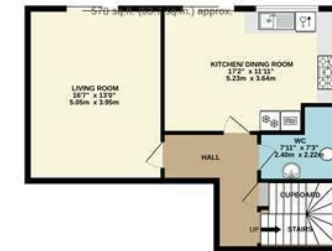
**Shower room**

**Agents note**

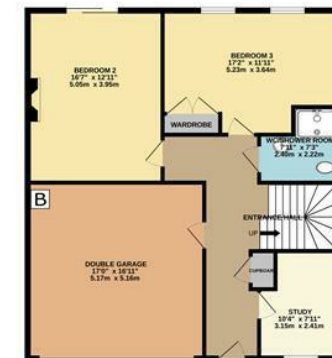
It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



1005 sq. ft. (93.3 sq. m.) approx.



831 sq. ft. (77.2 sq. m.) approx.



TOTAL FLOOR AREA : 2414 sq. ft. (224.2 sq. m.) approx.  
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1 Bexhill Road, St.Leonards-on-Sea, East Sussex, TN38 0AH  
Tel: 01424 430011 | [lettings@rushwittwilson.co.uk](mailto:lettings@rushwittwilson.co.uk) | [www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)





