



**3 Lucy Way,
Bexhill-On-Sea, TN39 4DU
£1,200 PCM**

Rush, Witt & Wilson are delighted to bring to the market this two bedroom terraced house comprising, fitted kitchen, living room, downstairs w.c, two double bedrooms and family bathroom suite. Externally, the property boasts private rear garden with off road parking available. Viewing comes highly recommended by RWW. Energy Rating D. Council Tax Band B.

Terms: £1200 deposit, 1st months' rent in advance. Following your viewing, 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)



Entrance Hallway

Living Room

13'1" x 12'4" (4.00 x 3.78)

Kitchen

13'1" x 7'0" (4.00 x 2.14)

Downstairs WC

First Floor Landing

Bedroom One

13'5" x 9'9" (4.11 x 2.98)

Bedroom Two

9'9" x 9'4" (2.99 x 2.85)

Garden

Off Road Parking

On a first come first serve basis.

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 risk of flooding.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | 90 | (92 plus) A | |
| (81-91) B | | (91-91) B | |
| (69-80) C | | (89-89) C | |
| (54-68) D | 64 | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

**RUSH
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