



Howard House 10 Terrace Road, St. Leonards-On-Sea, East Sussex TN37 6UF £625 Per Month

Well presented studio apartment set within a well maintained block with a COMMUNAL LIFT. The property is situated on the second floor and is located within minutes walk of the Seafrost, local amenities & Warrior Square mainline railway station. Available mid September. EPC Rating: C.

COUNCIL TAX BAND: A

Accommodation comprises: Hallway, large main reception room/bedroom, modern fitted kitchen, bathroom with shower over bath. Terms £625 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).



Reception room/Bedroom

Kitchen

Bathroom

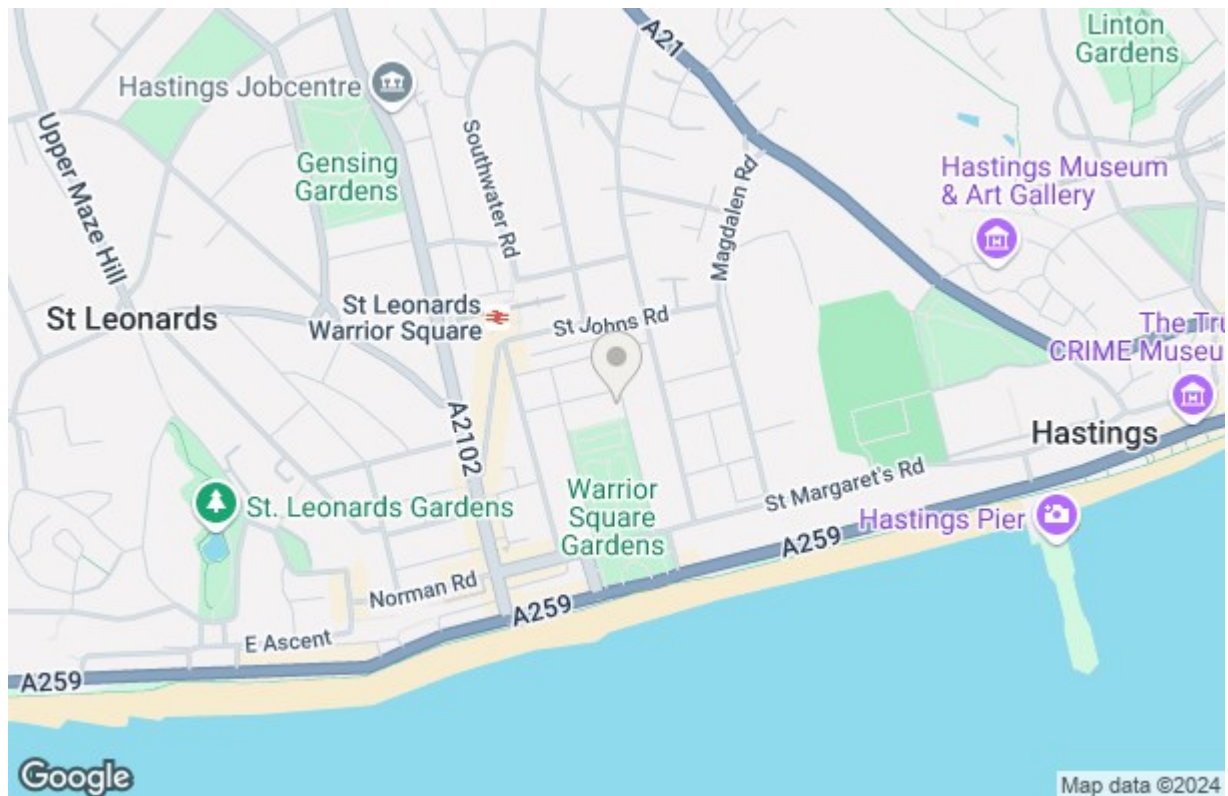
Agents notes.

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/. According to the gov.uk website the property is located in an area at high risk flooding from surface water but very low risk of flooding from rivers or seas.



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		
	71	78
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		
	75	85
England & Wales	EU Directive 2002/91/EC	



1 Bexhill Road
 St.Leonards-on-Sea
 East Sussex
 TN38 0AH
 Tel: 01424 430011
lettings@rushwittwilson.co.uk
www.rushwittwilson.co.uk