



**2 Hogarth House Filsham Road,
St. Leonards-On-Sea, East Sussex TN38 0PQ
£1,050 Per Month**

Rush Witt & Wilson are delighted to offer this generously proportioned two bedroom ground floor apartment forming part of this purpose built building enjoying elevated countryside views to the rear as well as an external balcony, gas central heating and a garage forming part of a block. EPC rating: E. COUNCIL TAX BAND B

Spacious accommodation is via the communal entrance: entrance hallway, spacious reception room, kitchen, two double bedrooms and a shower room/wc. Balcony overlooking communal gardens and a single garage. Must be viewed to appreciate! Terms £1050 Deposit, 1st months rent of £1050 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)



Reception

15'7" x 11'5" (4.75 x 3.48)

Kitchen

9'8" x 7'9" (2.95 x 2.36)

Bedroom

14'9" x 11'2" (4.50 x 3.40)

Bedroom

10'7" x 10'2" (3.23 x 3.10)

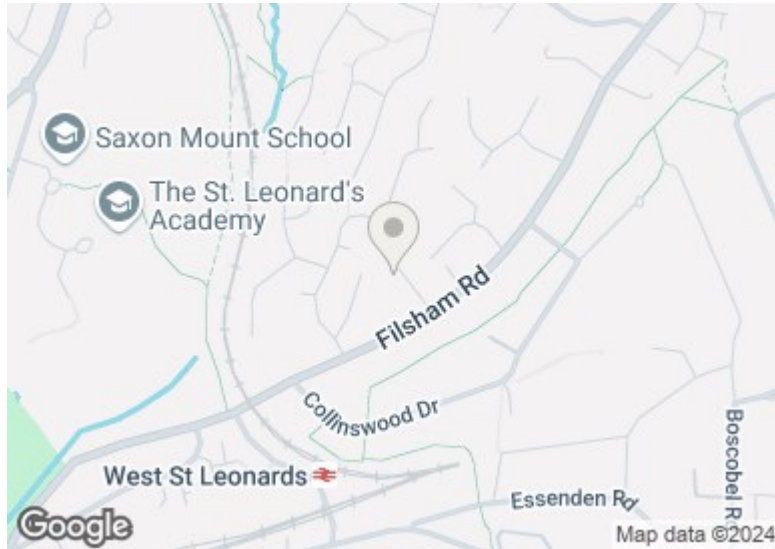
Shower Room

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 very low risk flooding from surface water and very low risk of flooding from rivers or seas.

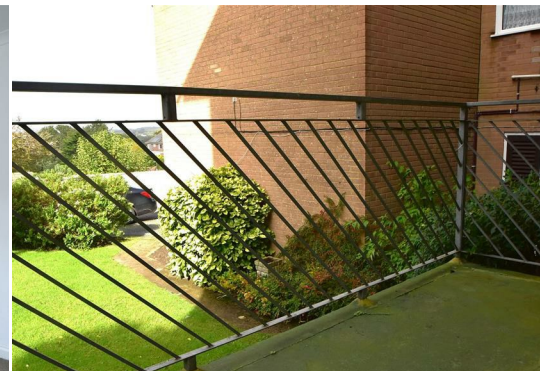


We have every attempt to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee is made as to their availability or efficiency can be given. Marked with Hertsplan 02/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	47	
(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	45	48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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