

**RUSH
WITT &
WILSON**



**5 Moorhen Close, St. Leonards-On-Sea, East Sussex TN38 8DQ
£1,400 Per Month**

This well presented three bedroom link detached house is located in an extremely desirable area within close proximity to local schools. The property benefits from off road parking and a garage, gas central heating and double glazing. EPC Rating D.

Accommodation Comprises: Hallway with downstairs cloakroom, large reception/ dining room room, modern fitted kitchen. To the first floor there are two double bedrooms (one with fitted cupboards) and a further single bedroom. Modern family bathroom with shower over bath. Level garden to the rear, front garden with garage and off road parking. View early to avoid disappointment. Terms £1400 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) 446916/430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Hallway

Cloakroom

Modern Fitted Kitchen

Large Reception Room

Double Bedroom

Double Bedroom

Single Bedroom

Family Bathroom

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 or very low risk of flooding.





