

**RUSH
WITT &
WILSON**



**6 Phoenix Court Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HX
£800 Per Month**

Rush Witt & Wilson are pleased to offer an opportunity to rent this one bedroom, top floor apartment with off road parking, modern electric heating, lift, double glazed windows throughout, conveniently located in Bexhill Town Centre and within very short walking distance to Bexhill Beach and Bexhill railway station. Viewing comes recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band A. EPC Rating E.

Terms £800 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) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Communal Hallway

Lift

Private Entrance Hall

With entry phone system

Kitchen

8'6" x 5'10" (2.6 x 1.8)

Fitted kitchen with a range of matching wall and base level units, laminate rolled edge worktop surface, sink with drainer, space for washing machine, space for under counter fridge / freezer, space for cooker

Bathroom

Suite comprising bath, wall mounted electric shower with shower control and shower head attachment, w/c low level flush, pedestal mounted sink, airing cupboard.

Living Room

11'5" x 15'1" (3.5 x 4.6)

Modern electric storage heaters, double glazed windows to rear elevation with distant sea views, featured electric fire place

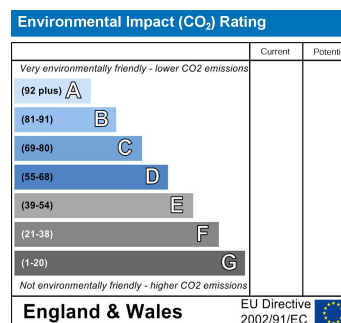
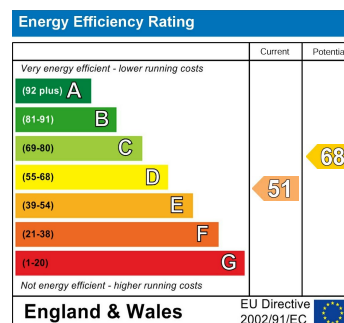
Bedroom One

12'1" x 7'6" (3.7 x 2.3)

Modern electric storage heaters, double glazed window to rear elevation with distant sea views

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



FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 sq.m.) approx.
While every attempt has been made 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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