

**RUSH
WITT &
WILSON**



**112 West Hill Road, St Leonards On Sea, East Sussex TN38 0NL
£1,250 Per Month**

Rush Witt & Wilson are pleased to offer this NEWLY DECORATED three bedroom terraced house with pleasant views out towards the sea from the first floor. Benefiting from stripped wooden flooring to the main with brand new vinyl to the kitchen and bathroom, gas central heating, double glazing and a rear garden the property is situated within walking distance of West St Leonards Railway Station and the Beach, EPC Rating: C, Council Tax Band: C

Accommodation comprises; entrance hall, lounge, dining room, fitted kitchen, bathroom with electric shower, to the first floor there is a double bedroom with sea views and two further bedrooms to the rear. Terms: £1250 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)

Reception

Reception

Kitchen

Bedroom

Bedroom

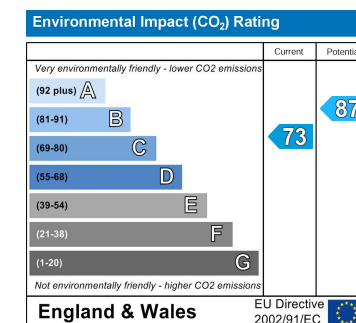
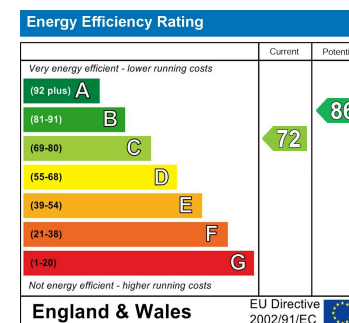
Bedroom

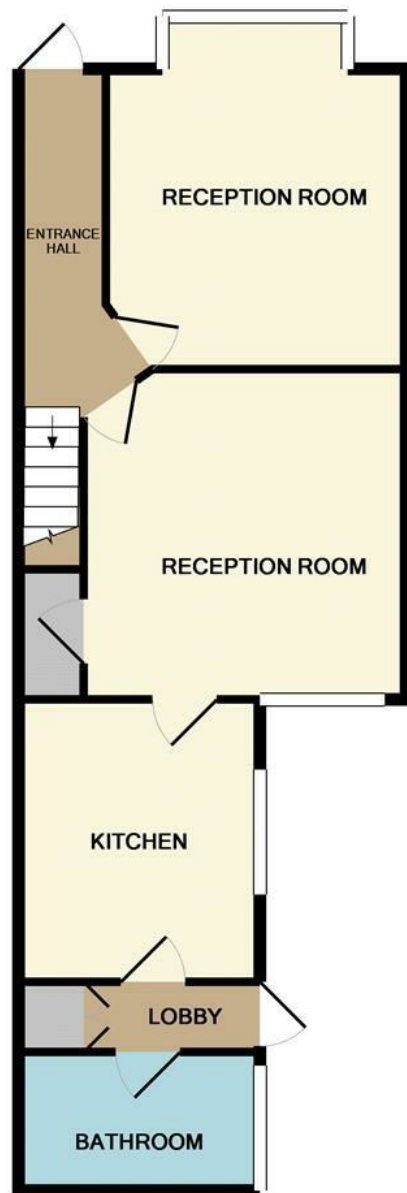
Bathroom

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 very low risk of flooding.





GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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