

**RUSH
WITT &
WILSON**



**4 Oak Terrace Gillsmans Hill, St. Leonards-On-Sea, East Sussex TN38 0ST
£1,250**

A spacious 3 bedroom character end of terrace house, situated in a desirable location just off The Green in St Leonards, and conveniently situated within walking distance to local schools and amenities. Nestled within a pretty row of terrace houses in Gillsmans Hill, this property must be viewed to appreciate as benefits from spacious accommodation and a low maintenance garden with a raised decked area. EPC rating: D. COUNCIL TAX BAND B

Accommodation comprises, Hallway with storage cupboard, large reception room with bay windows, Kitchen/breakfast room, Downstairs bathroom with shower over bath and a further utility room, 3 double bedrooms to the first floor and a separate WC. low maintenance paved garden with borders to the rear and a raised decked area. Terms £1250 Deposit, 1st months rent of £1250 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)

Hallway
With storage

Reception Room

Kitchen/Breakfast Room

Downstairs Bathroom

Utility Room

Double Bedroom

Double Bedroom

Double Bedroom

Separate WC

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 very low risk of flooding. Please note photographs taken were before the current tenant moved in - new photographs to follow.





