

**RUSH  
WITT &  
WILSON**



**5 College Court Scholars Walk, Bexhill-On-Sea, East Sussex TN39 5GB  
£825 Per Month**



Rush Witt & Wilson are delighted to welcome to the market a well presented one bedroom purpose built first floor flat, located in a popular residential location. Offering bright and spacious accommodation throughout, the property comprises open plan living space with fitted kitchen and integrated appliances. Other benefits to the property include double glazed windows, large storage cupboard and an allocated parking space. EPC Rating: C, COUNCIL TAX BAND: A

Accommodation comprises: Hallway with large storage cupboard, Open plan living room/modern fitted kitchen, double bedroom with fitted wardrobes, modern fitted bathroom with shower over bath. Allocated parking to the rear. Terms: £825 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 Entrance Hallway

### Hallway

### Open Plan Living Space:

### Lounge

### Kitchen

### Bedroom

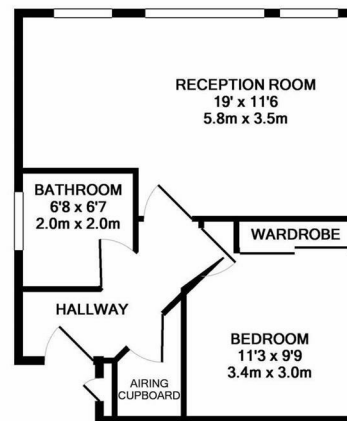
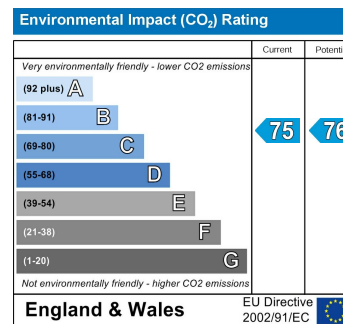
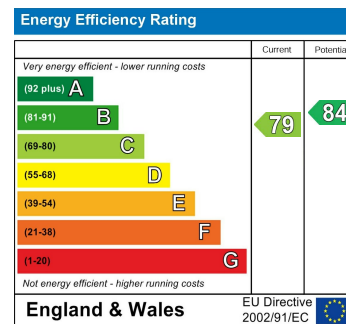
### Bathroom

### Outside

Property benefits from an allocated parking space.

### 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/](http://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.



TOTAL APPROX. FLOOR AREA 417 SQ. FT. (38.8 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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