



Flat 5, 8 Ellenslea Road, St. Leonards-On-Sea, East Sussex TN37 6HY £1,050 Per Month

Rush Witt & Wilson are pleased to offer this light and airy two bedroom semi-basement apartment. Situated in an attractive period building within a quiet side road of St Leonards enjoying immediate ease of access to local amenities, the seafront promenade and mainline railway station at St Leonards Warrior Square. The property enjoys its own enclosed garden to the front and its own entrance, large main reception room which is open plan to a modern fitted kitchen, two bedrooms accessed from an inner hallway with storage and access through to a bathroom/wc. Early viewings are advised for this spacious apartment in a sought after road.

Accommodation comprises: Large open plan kitchen/reception room, two bedrooms, bathroom and a courtyard. Terms £1050 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).

Lounge

20' x 11'6 (6.10m x 3.51m)

Large feature wooden entrance door with glazed panel set above, sash window to front, cupboard housing boiler, wall lights, access through to:

Fitted Kitchen

11'10 x 6'6 (3.61m x 1.98m)

Range of matching wall and base units with work surfaces over, part tiled walls, quarry tiled floor, gas hob with extractor above and oven set below, further space for appliances, stainless steels ink unit with side drainer and mixer tap, ceiling spotlights.

Inner Hallway

Useful storage cupboards, doors off to the following:

Bedroom One

15'7 x 9'5 (4.75m x 2.87m)

Sash window to front, wall mounted feature gas heater, feature wall lights.

Bedroom Two

12'4 x 6'5 (3.76m x 1.96m)

Sash window to front, wall mounted feature gas heater, feature wall lights.

Bathroom

Modern white suite comprising panel enclosed bath with shower, pedestal wash hand basin, low level wc, fully tiled walls, ceiling spotlights, extractor fan.

Front Garden

Courtyard area of private garden.

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/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at high risk of surface water flooding but at very low risk of flooding from seas and rivers.

