



Flat 5, 8 Ellenslea Road, St. Leonards-On-Sea, East Sussex TN37 6HY £995 Per Month

Rush Witt & Wilson are pleased to present this bright and welcoming two-bedroom semi-basement apartment. Located in an attractive period building on a quiet side road in St Leonards, this property offers easy access to local amenities, the seafront promenade, and the mainline railway station at St Leonards Warrior Square.

The apartment features its own enclosed front garden and private entrance. Inside, you'll find a spacious main reception room that is open plan to a modern, fitted kitchen. There are two bedrooms accessed from an inner hallway, which also includes storage space and leads to the bathroom/WC. We highly recommend early viewings for this spacious apartment, situated in a desirable location.

Accommodation comprises: Large open plan kitchen/reception room, two bedrooms, bathroom and a courtyard. Terms £995 Deposit, 1st Month's rent in advance. In order to proceed with an application a holding deposit equivalent to one week's rent will be required to hold the property whilst references are being obtained. This will be taken off of your first month's 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.

