

**RUSH
WITT &
WILSON**



**261 Bexhill Road, St. Leonards-On-Sea, East Sussex TN38 8BH
£1,250 Per Month**

Nestled on Bexhill Road, this mid-terraced three bedroom house has been RECENTLY REFURBISHED THROUGHOUT and has been finished to a high standard with brand new kitchen, bathroom and carpets. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. early viewing is highly recommended! EPC rating D, Council tax band B.

Accommodation comprises: Low maintenance front garden, inner porch, entrance hallway with under stairs storage, lounge with feature bay window, open plan kitchen/diner with integrated cooker and space for other appliances along with a large storage cupboard, rear utility area with space and plumbing for washing machine leading out to the rear garden. The rear garden benefits from a raised patio area and a lower garden area laid to lawn with a storage shed. Internally to the first floor there are two large double bedrooms and a third single bedroom along with a family bathroom with shower over bath. 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) 430011. We are members of The Property redress Scheme and CMP (client money protect scheme CMP00269.

- Entry**
5'5 x 2' (1.65m x 0.61m)
- Hallway**
5'6 x 13'4 (1.68m x 4.06m)
- Living Room**
11'1 x 15'7 (3.38m x 4.75m)
- Kitchen/Diner**
16'11 x 10'9 (5.16m x 3.28m)

- Rear Porch**
5'2 x 3'10 (1.57m x 1.17m)

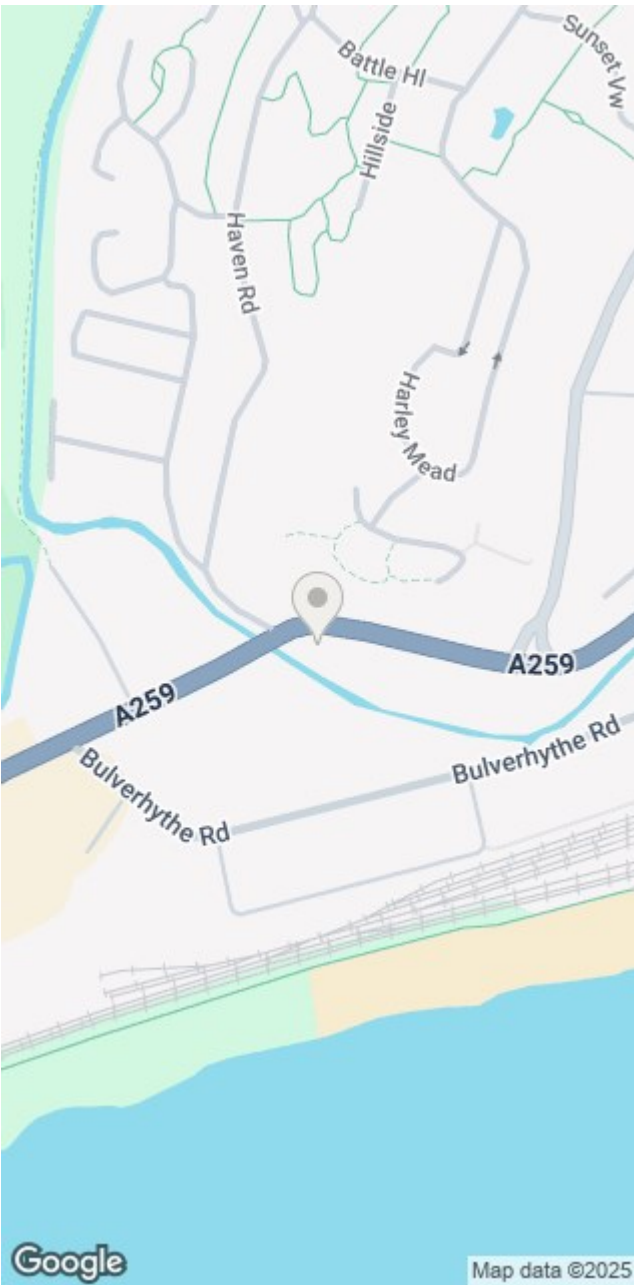
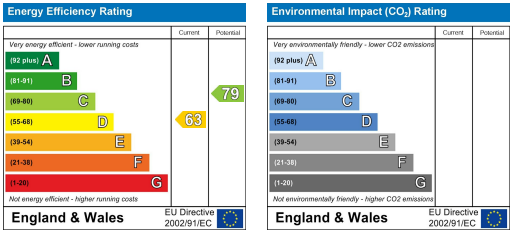
First Floor

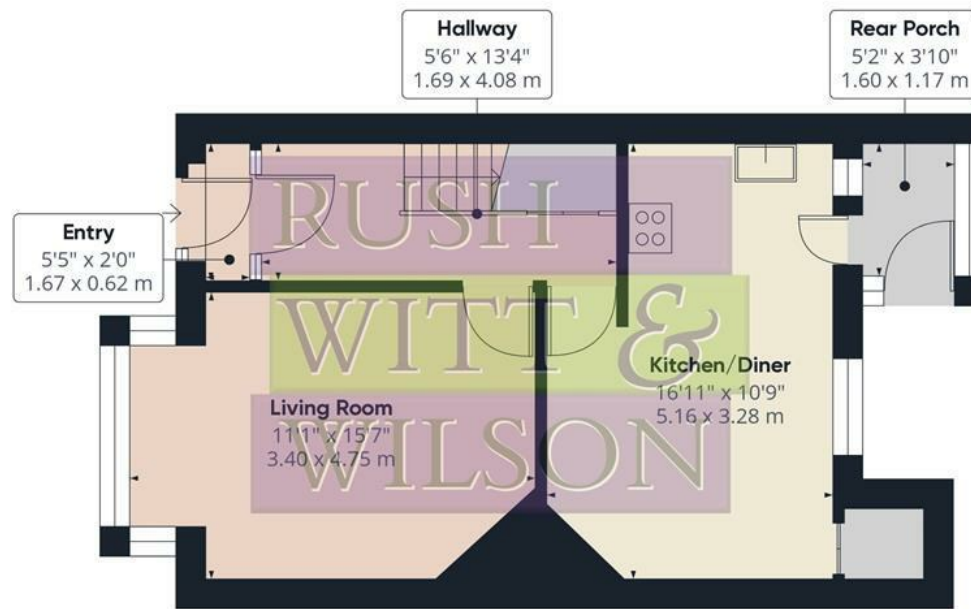
- Landing**
3'1 x 7'6 (0.94m x 2.29m)
- Bedroom**
10'4 x 15'6 (3.15m x 4.72m)
- Bedroom**
10'10 x 10'9 (3.30m x 3.28m)
- Bedroom**
6'2 x 9'5 (1.88m x 2.87m)
- Bathroom**
5'8 x 6' (1.73m x 1.83m)

Agents note

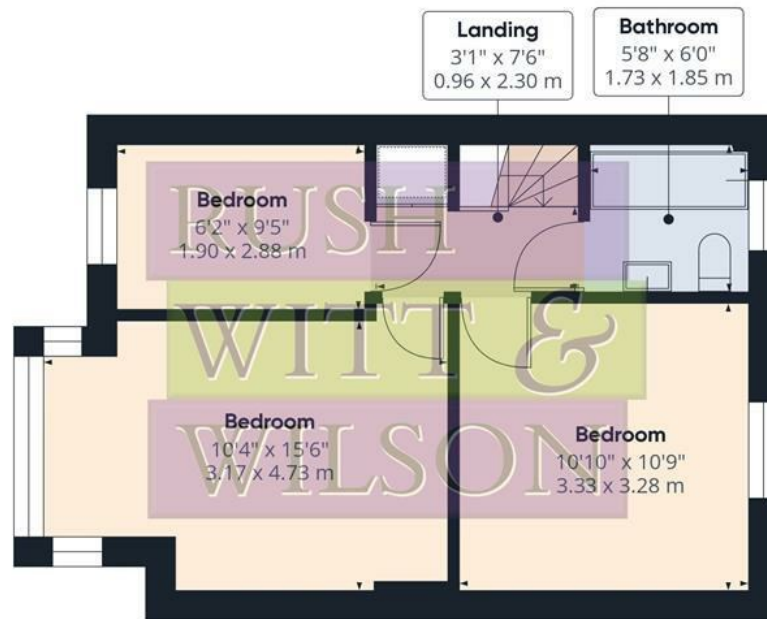
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars 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 low or very low risk of flooding.





Floor 0



Floor 1

Approximate total area⁽¹⁾

823.56 ft²
76.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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