

**RUSH
WITT &
WILSON**



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

Situated on Bexhill Road, this recently refurbished mid-terraced three-bedroom house has been finished to a high standard, featuring a brand-new kitchen, bathroom, and carpets. The property boasts three well-proportioned bedrooms, making it ideal for families or anyone seeking extra space. Early viewing is highly recommended! The EPC rating is D, and it falls under Council Tax Band B.

The accommodation includes a low-maintenance front garden, an inner porch, and an entrance hallway with under-stairs storage. The lounge features a charming bay window, while the open-plan kitchen/diner has an integrated cooker, space for additional appliances, and a large storage cupboard. A rear utility area offers space and plumbing for a washing machine and leads out to the rear garden, which benefits from a raised patio area and a lower lawned section with a storage shed.

Internally, the first floor includes two spacious double bedrooms, a third single bedroom, and a family bathroom equipped with a shower over the bath.

Terms: £1250 deposit, 1st months rent in advance. In order to proceed with a n application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references a re 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)

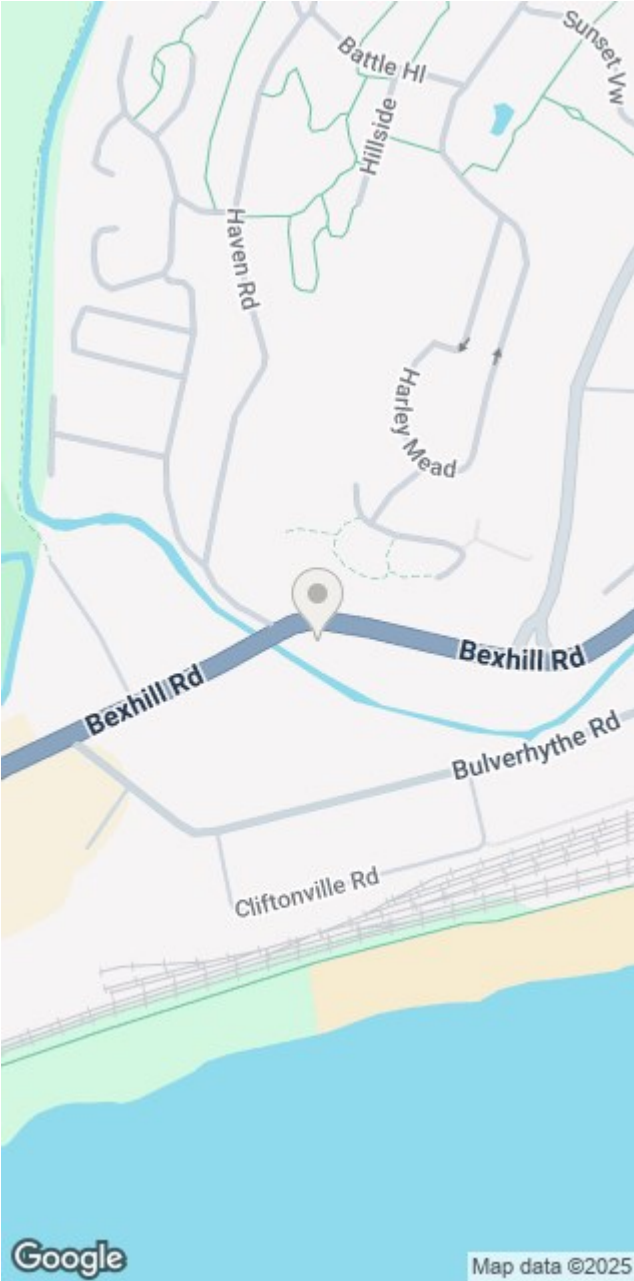
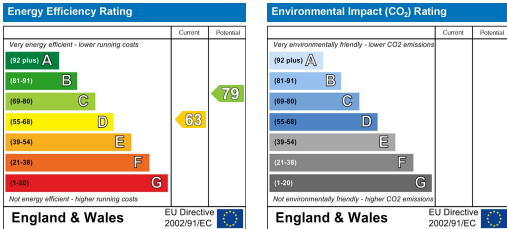
Bedroom
10'10 x 10'9 (3.30m x 3.28m)

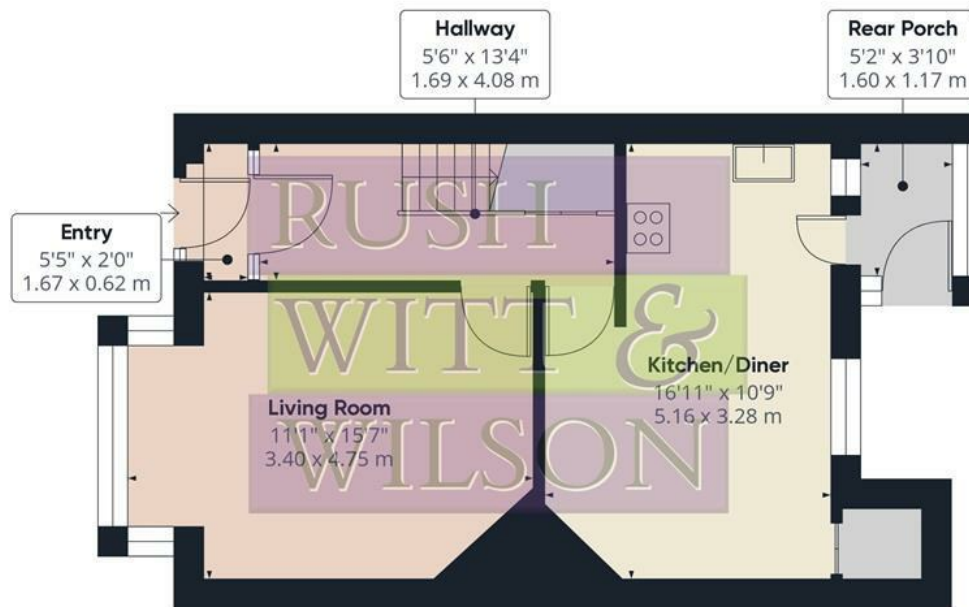
Bedroom
6'2 x 9'5 (1.88m x 2.87m)

Bathroom
5'8 x 6' (1.73m x 1.83m)

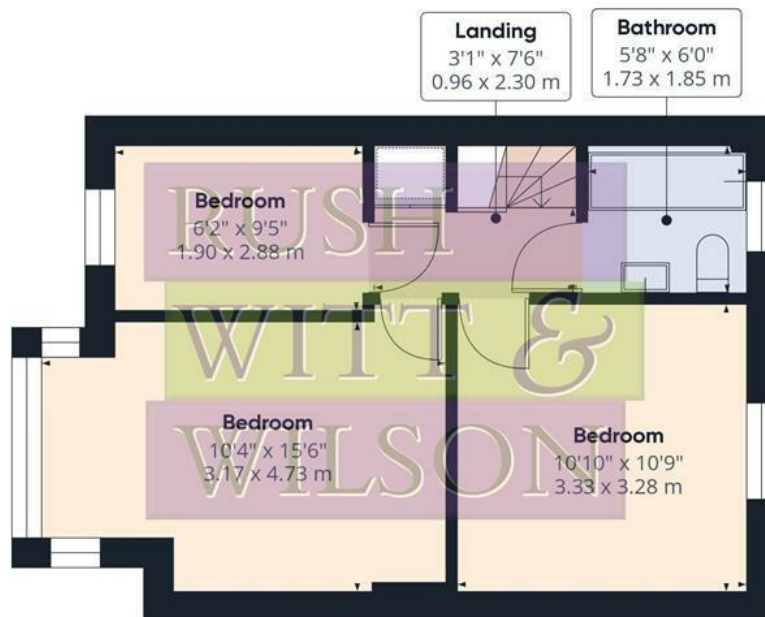
Agents note
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for

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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