

**RUSH
WITT &
WILSON**



**144 Marina, St. Leonards-On-Sea, East Sussex TN38 0BT
£895 Per Month**

Rush Witt & Wilson are pleased to offer a well-presented, spacious, light and airy two bedroom top floor apartment situated directly on the seafront in St Leonard's, with far reaching sea views. Further benefits from being within walking distance to a mainline station, town Centre and local amenities. EPC rating: C. Council tax band A.

Accommodation comprises: Entrance hallway, spacious and light lounge, modern fitted kitchen, Double bedroom, further single bedroom, and modern fitted bathroom. Terms: one months rent in advance, with a deposit of £895.00. 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).

Entrance Hall

Kitchen

Lounge

Bedroom One

Bedroom Two

Bathroom

Agents notes

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 high risk of flooding from surface water and at present medium risk from rivers and seas. Please note this is a top floor flat.





