



**Cadogan Court Grenville Road,
Pevensey, East Sussex BN24 6BS
£975 Per Month**

Rush Witt & Wilson are delighted to offer a two bedroom second floor flat situated in an extremely desirable location and within a "stones throw" of the beach in Pevensey Bay. Further benefits from ample roadside parking, electric heating and well maintained communal areas. EPC rating: D, Council tax Band B.

Accommodation comprises: Hallway, Large light and airy reception room, two double bedrooms, bathroom with shower over bath and modern fitted kitchen with space for appliances. Pevensey beach is on the doorstep with outstanding views. View early to avoid disappointment.

Terms £975 Deposit, 1st months rent of £975 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) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)



Hallway

Reception Room

Double Bedroom

Small Double Bedroom

Bathroom

Kitchen

Agents notes

These particulars are produced in good faith, but are intended to be a general guide only. These photographs were taken before the current tenant moved in. 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 currently located in an area at very low risk of flooding from rivers or seas and low risk of flooding from surface water.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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