

**RUSH
WITT &
WILSON**



**Flat 2 Westgarth Mansions, 145/146 Marina, St. Leonards-On-Sea, East Sussex
TN38 0BT
£1,245 Per Month**

Rush Witt & Wilson are delighted to present for rent an immaculately presented three bedroom lower ground floor flat located directly on the seafront of St Leonards a short walk from local shops, amenities and across the road from the beach and Grosvenor Gardens. The property has been refurbished to a high standard by the current owner and offers deceptively spacious accommodation comprising an entrance hall, a lounge/dining room, newly fitted kitchen with space and plumbing for washing machine and fridge/freezer, three bedrooms, a newly fitted bathroom and a separate cloakroom. The property also has the use of some outside space to the front and side of the property. EPC rating: C

Terms: £1245 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.

Reception

17'4" x 15'7" (5.28 x 4.75)

Kitchen

13'6" x 9'10" (4.11 x 3)

Bedroom

16'2" x 14'2" (4.93 x 4.32)

Bedroom

15'3" x 14'3" (4.65 x 4.34)

Bedroom

11'5" x 4'6" (3.48 x 1.37)

Bathroom

WC

Storage cupbaord

Outside courtyard area

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 high risk of flooding.





