

**RUSH
WITT &
WILSON**



**8 Grosvenor Gardens, St. Leonards-On-Sea, East Sussex TN38 0AE
£1,400 Per Month**

We are pleased to present this four bedroom apartment, elegantly arranged over three floors and located directly on the seafront. Boasting stunning views of the bowling green and the beach, this property also features a desirable roof terrace. It comes with an EPC rating of D and Council Tax Band B.

Accommodation Comprises: First floor: hallway, large kitchen/breakfast room, 2nd floor offers a spacious Living room with feature fireplace and stunning views across the seafront & Grosvenor Gardens. Family bathroom & a single bedroom with feature fireplace, to the 3rd floor there is a further 3 double bedrooms, shower room and a roof terrace overlooking the beach. Terms £1400 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) 446916 / 430011. We are

members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Hallway

Kitchen/Breakfast Room

Large Reception Room

Family Bathroom

Single Bedroom

Double Bedroom

Double Bedroom

Double Bedroom

Shower Room

External balcony

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 rivers and seas and medium risk at present to surface water however this is a top floor maisonette.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	75
England & Wales		
EU Directive 2002/91/EC		





