

**RUSH
WITT &
WILSON**



**17 Archery Gardens, St Leonards On Sea, East Sussex TN38 0FJ
£1,300 Per Month**

Introducing an opportunity to experience coastal elegance in this exquisite brand new one-bedroom apartment, nestled on the third floor in the heart of St Leonards. This stunning residence is just a leisurely stroll from the beach and an array of local shops and amenities.

Step into the grand entrance hallway featuring a spacious storage cupboard, leading you to a sophisticated open-plan lounge and kitchen. Floor-to-ceiling windows invite abundant natural light and frame the enchanting views of the sea, while the contemporary kitchen, fitted with fully integrated high-end appliances, including a cooker, hob, fridge/freezer, and washing machine. The thoughtfully designed interiors are complemented by a lift granting effortless access to the communal areas and underground car park.

The generous double bedroom overlooks beautifully landscaped gardens towards the sea, providing a serene retreat. A luxurious family bathroom, complete with a shower over the bath, adds to the allure of this exceptional apartment. EPC rating of B and council tax band to be confirmed.

Terms: £1500 deposit, 1st months' rent in advance. 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 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) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP00269

Entrance hallway

Lounge/kitchen

Bedroom

Bathroom

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.





