



Flat 2, 40B Marina, St Leonards-On-Sea, TN38 0BU £1,275 Per Month

Newly renovated first floor apartment offers spacious and very bright accommodation with direct sea views. The apartment has been finished to a high standard with new flooring throughout. EPC rating: C
Council tax band A.

Accommodation comprises: Entrance hall, open plan lounge/diner, two double bedrooms, modern fitted kitchen/breakfast room and a bathroom. Parking and access to the property are found to the rear along Undercliff with the property enjoying double glazing where stated and gas central heating.

Terms: £1471 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 (01797) 253555. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP00269).

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/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/)

According to the gov.uk website the property is located in an area at medium flooding from surface water and very low risk of flooding from rivers and seas.

