

**RUSH
WITT &
WILSON**



**118 Marine Court, St Leonards On Sea, East Sussex TN38 0DY
£875 Per Month**

BALCONY & SEA VIEW! Rush Witt & Wilson are delighted to offer a well presented one bedroom fourth floor apartment with many of the original retro features - considered to be one of the most complete originally fitted apartments in this historic block, and in need of sympathetic and solicitous care to maintain its integrity. EPC Rating: D. Council tax band A

Accommodation comprises: Entrance Hall, double Bedroom with fitted storage, original kitchen with cooker, family Bathroom with shower over bath, lounge/dining Room with access out to balcony. Marine Court itself has lift access, porters during the day within the block and secure access via security fobs. Terms £1009 Deposit, 1st Month's rent in advance. In order 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 of 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 CMP002697).

Reception

Lounge (Lounge)

Bedroom

Double (Double)

Kitchen

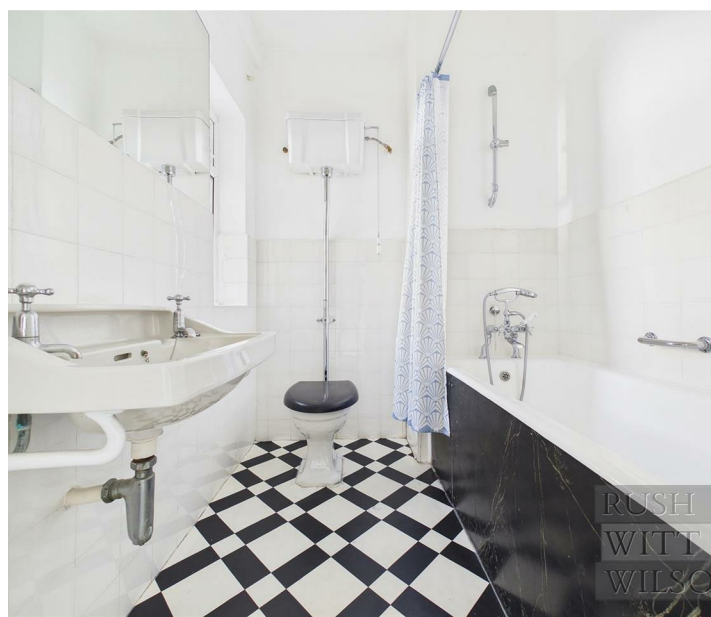
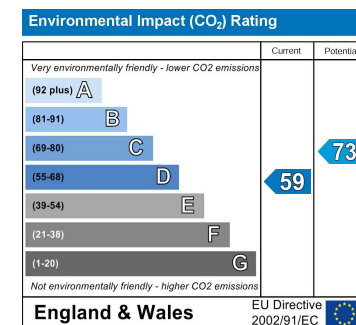
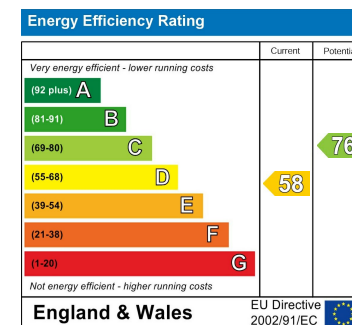
Original (Original)

Bathroom

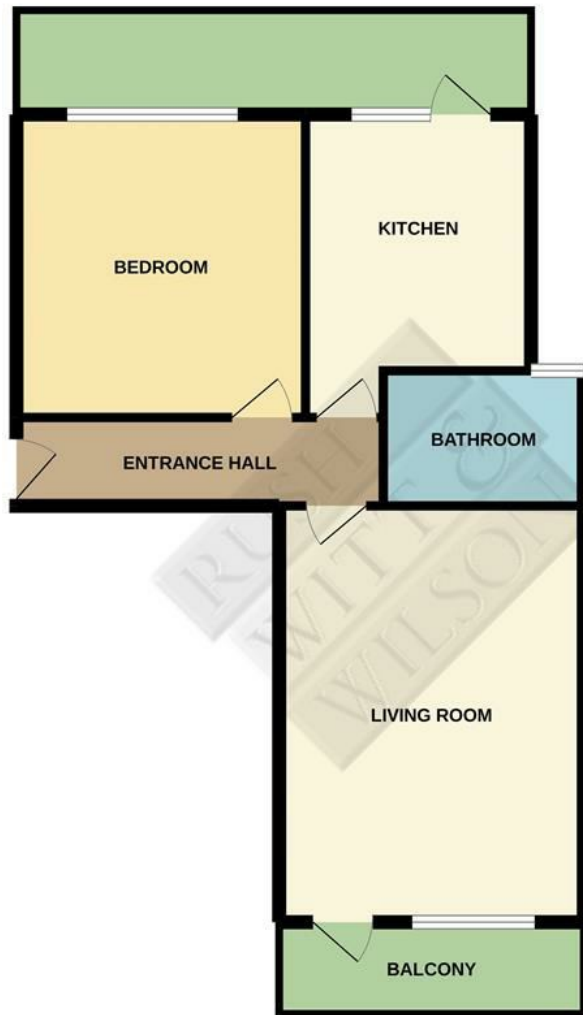
Agents notes

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 a low risk of flooding from surface water and very low risk of flooding from Rivers & seas .



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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