

**RUSH  
WITT &  
WILSON**



**62 Field Way, St. Leonards-On-Sea, East Sussex TN38 8DU  
£1,350 Per Month**

Rush Witt & Wilson are pleased to offer a well presented 3 bedroom terraced house situated in a desirable location. Benefits from well proportioned accommodation with a garden and off road parking and in walking distance to local schools. View early to avoid disappointment. EPC rating: C. Council Tax Band C.

Accommodation comprises Hallway, lounge/ dining room, Modern fitted kitchen/breakfast room with oven and integrated dishwasher, stairs up to two double bedrooms, one single bedroom, Modern bathroom with shower over bath and a separate toilet. Low maintenance rear garden, shed with electric and parking to the front of the property. Must be viewed to appreciate! Terms: £1557 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 CMP002697).

**Hallway**

**Lounge**

**Kitchen/Breakfast Room**

**Bedroom**

**Bedroom**

**Bedroom**

**Bathroom**

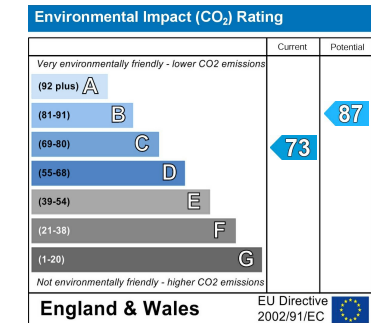
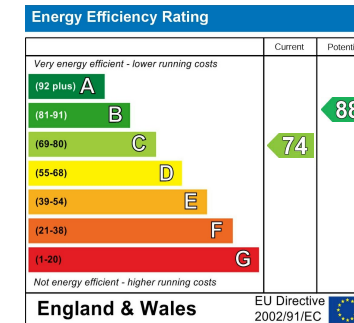
**Separate WC**

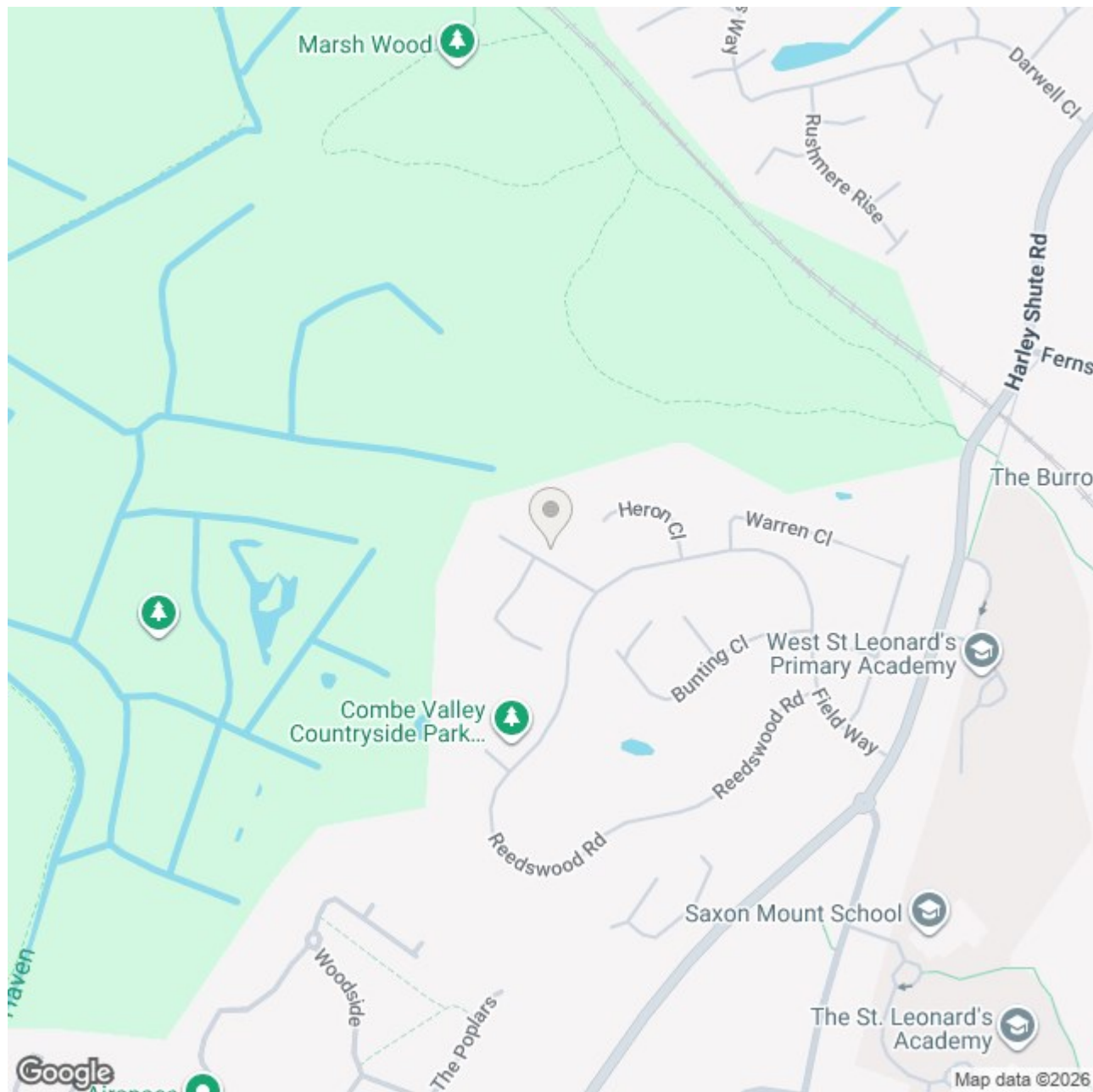
**Agents notes**

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/](http://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.

Please note photos taken before tenant moved in.





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