

**RUSH  
WITT &  
WILSON**



**138 Bohemia Road, St. Leonards-On-Sea, East Sussex TN37 6RP  
£950 Per Month**



This beautifully presented two bedroom first floor apartment must be seen to appreciate the size and finish. Boasting an external balcony area to the rear the property is light and airy and benefits from gas central heating. EPC rating C

Available unfurnished the accommodation comprises of: Long internal hallway leading to a good sized lounge, a separate modern fitted kitchen with integrated cooker, large bathroom with shower cubicle and utility cupboard with space and plumbing for a washing machine to the lower half and even space for a tumble dryer above, two double bedrooms. Access to the rear balcony can be found via the kitchen which boasts enough space for a small table and chairs. Please note a homeowner guarantor is required for this property. Terms: £950 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 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.

**Hallway**

**Lounge**

**Kitchen**

**Balcony**

**Bathroom**

**Bedroom**

**Bedroom**

**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/](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.









