

**RUSH  
WITT &  
WILSON**



**Flat 16 8-9 Terrace Road, St. Leonards-On-Sea, East Sussex TN37 6BN  
£1,200 Per Month**

Rush Witt & Wilson are delighted to offer this stunning two bed top floor "Warehouse Loft Style" apartment, which is finished to an exceptional standard throughout, with bare brick feature wall and bespoke kitchen, offering sea views. Conveniently situated within walking distance to the Sea front, local shops & galleries and mainline station. Must be viewed to appreciate. EPC Rating C.

Accommodation Comprises: Hallway with stripped wooden floor & intercom, Large open plan Kitchen/ Reception room with bespoke Kitchen complete with integrated appliances, old fashioned style radiators & stripped wooden flooring with sea views. Modern shower room with walk in shower cubicle and one large double bedroom and a further small double/large single bedroom. View early to avoid disappointment. Terms: £1200 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**

Door from second floor with stairs up further to the third floor

**Open Plan Kitchen/Reception Room**

**Shower Room**

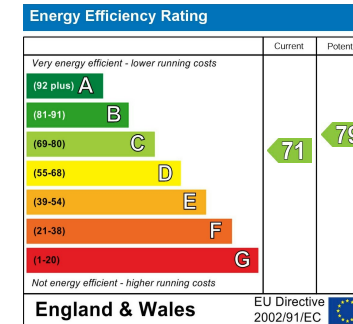
**Large Double Bedroom**

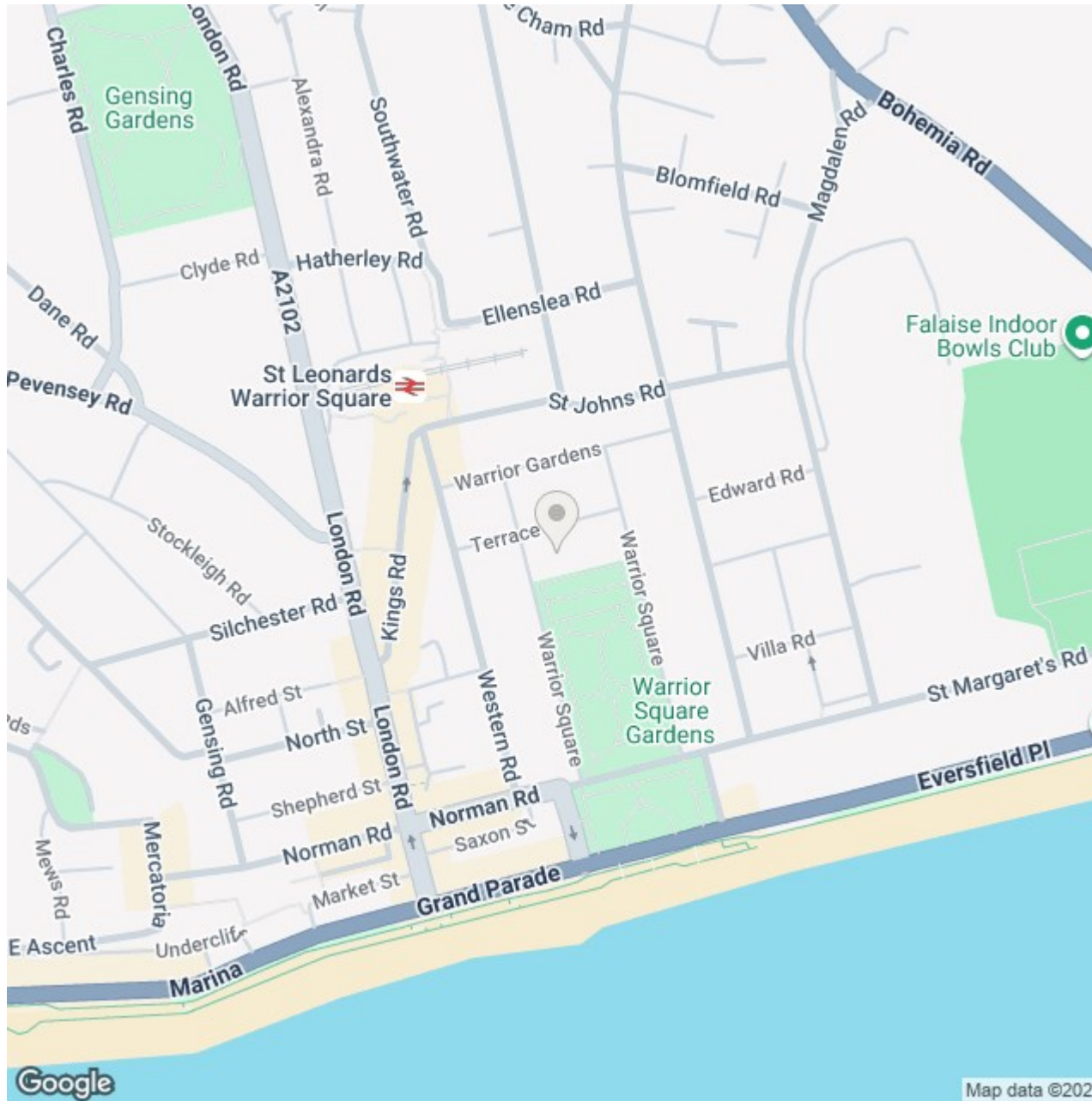
**Small Double/Large Single Bedroom**

**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

high risk of flooding from surface water but low risk otherwise. Please note this is based on postcode and the apartment is a top floor apartment. These photos are from previous tenancy.





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