

**RUSH
WITT &
WILSON**



**3b Bumptious Mansions, 15 Warrior Square, St. Leonards-On-Sea, TN37 6BA
£900 Per Month**

Rush Witt & Wilson are pleased to offer this one bedroom second floor apartment set within a handsome period building which is ideally situated within the prime location of iconic Warrior Square and a short walk from St Leonards Warrior Square mainline station and the Beach. EPC rating: C. Council Tax Band A.

This spacious flat is accessed via a communal hallway which leads to the flat's front door. The flat comprises of hallway, double bedroom, spacious lounge, bathroom with large double shower cubicle and modern fitted kitchen. Early viewings are highly recommend. Terms: £1038 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

15' x 3'5 (4.57m x 1.04m)

Living Room

12'3 x 11'11 (3.73m x 3.63m)

Kitchen

10'7 x 5'6 (3.23m x 1.68m)

Bedroom

11'3 x 11'11 (3.43m x 3.63m)

Shower Room

5'10 x 5'8 (1.78m x 1.73m)

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

Please note this is a second floor flat.





