

**RUSH  
WITT &  
WILSON**



**17 Archery Gardens, St Leonards On Sea, East Sussex TN38 0FJ  
£1,250 Per Month**

This one bedroom BRAND NEW fourth floor apartment is situated in heart of St Leonards within walking distance of the beach and local shops and amenities. Offering stylish accommodation, an allocated underground parking space, a balcony and sea views the property must be seen to appreciate the quality. A lift to the communal areas provides easy access between floors to the underground car park. EPC rating C. Council tax band - to be confirmed.

Accommodation comprises entrance hallway with large storage cupboard, open plan lounge/kitchen with doors out to balcony and full length windows enjoying the views over Archery Gardens and towards the sea. The kitchen benefits from fully integrated appliances to includes the cooker, hob, fridge/freezer and washing machine. From the entrance hallway a double bedroom also offering sea views and a family bathroom with a shower over the bath can be accessed. Terms: £1250 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 CMP00269

#### Entrance hallway

#### Lounge/Kitchen

#### Balcony

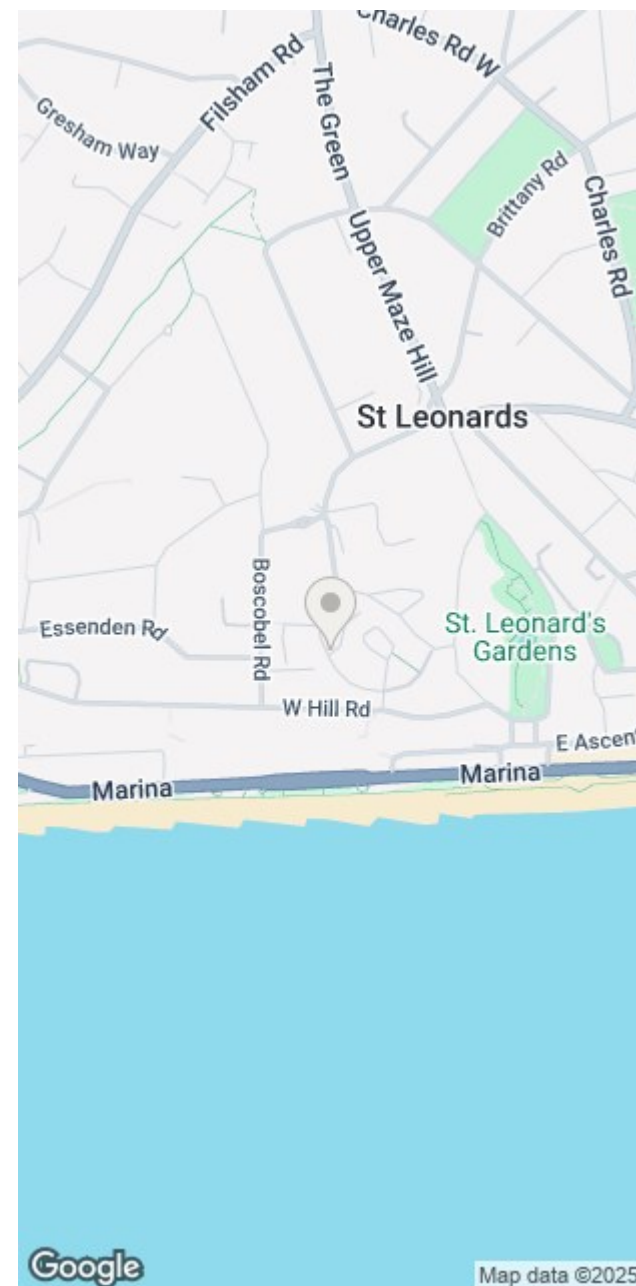
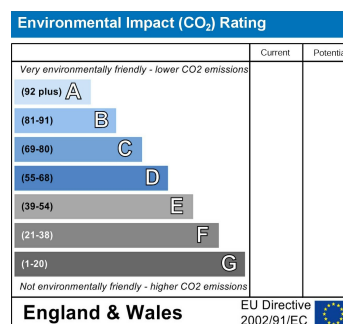
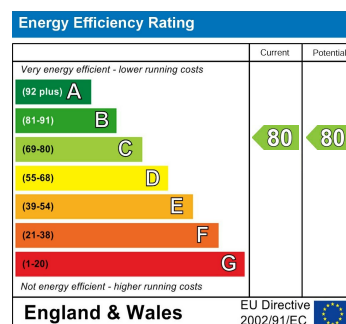
#### Bedroom

#### Bathroom

#### 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.







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