

**RUSH
WITT &
WILSON**



**9 Bow House 16 Archery Gardens, St Leonards-On-Sea, East Sussex TN38 0FJ
£1,500 Per Month**

AVAILABLE -Well-presented FOURTH floor two-bedroom apartment finished to a high standard; this must be viewed to be fully appreciated. Inside, you will find a spacious open plan lounge/ kitchen fully equipped with integrated appliances including washing machine, dishwasher and Fridge freezer. There is also a lift within the communal areas to all levels for ease. EPC rating B. Council tax B.

The apartment includes an entrance hallway with storage cupboard, open plan lounge/ kitchen,two double bedrooms, one with an ensuite shower room, a quality bathroom suite with shower over bath. An underground allocated parking space and balcony off the lounge. Located in the sought-after Decimus Burton area of St. Leonards, this property is conveniently close to the seafront and promenade, where you can enjoy a variety of shops, bars, restaurants, and the mainline railway station. Terms £1730 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).

Entrance Hallway

Lounge/kitchen

Double bedroom

Double bedroom

Bathroom

Balcony

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/ According to the gov.uk website the property is located in an area at very low risk of flooding due to its postcode.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





