Flat 2 St Leonards Court West Hill Road, St. Leonards-On-Sea, East Sussex
TN38 0PS
£1,000 PCM

This two bedroom ground floor apartment forms part of this well maintained purpose built block with communal front and rear gardens. The property further benefits from a garage and is within walking distance of the beach and local amenities .EPC rating: E . Council Tax Band A.

Accommodation comprises: Entrance hallway, double aspect living room with door out to front garden area, fitted kitchen, two double bedrooms and shower room .Terms: £1000 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 on 01424 430011 for more information or to book a viewing appointment. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Hallway
3' x 12'10 (0.91m x 3.91m)

Living Room
14'4 x 15'2 (4.37m x 4.62m)

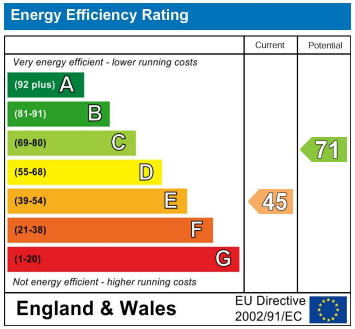
Kitchen
10'7 x 8'3 (3.23m x 2.51m)

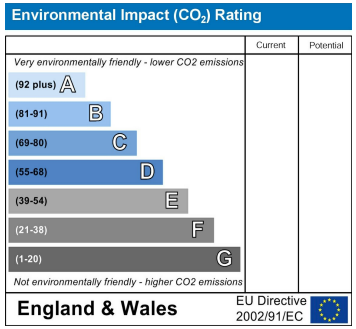
Bedroom
10'9 x 12'11 (3.28m x 3.94m)

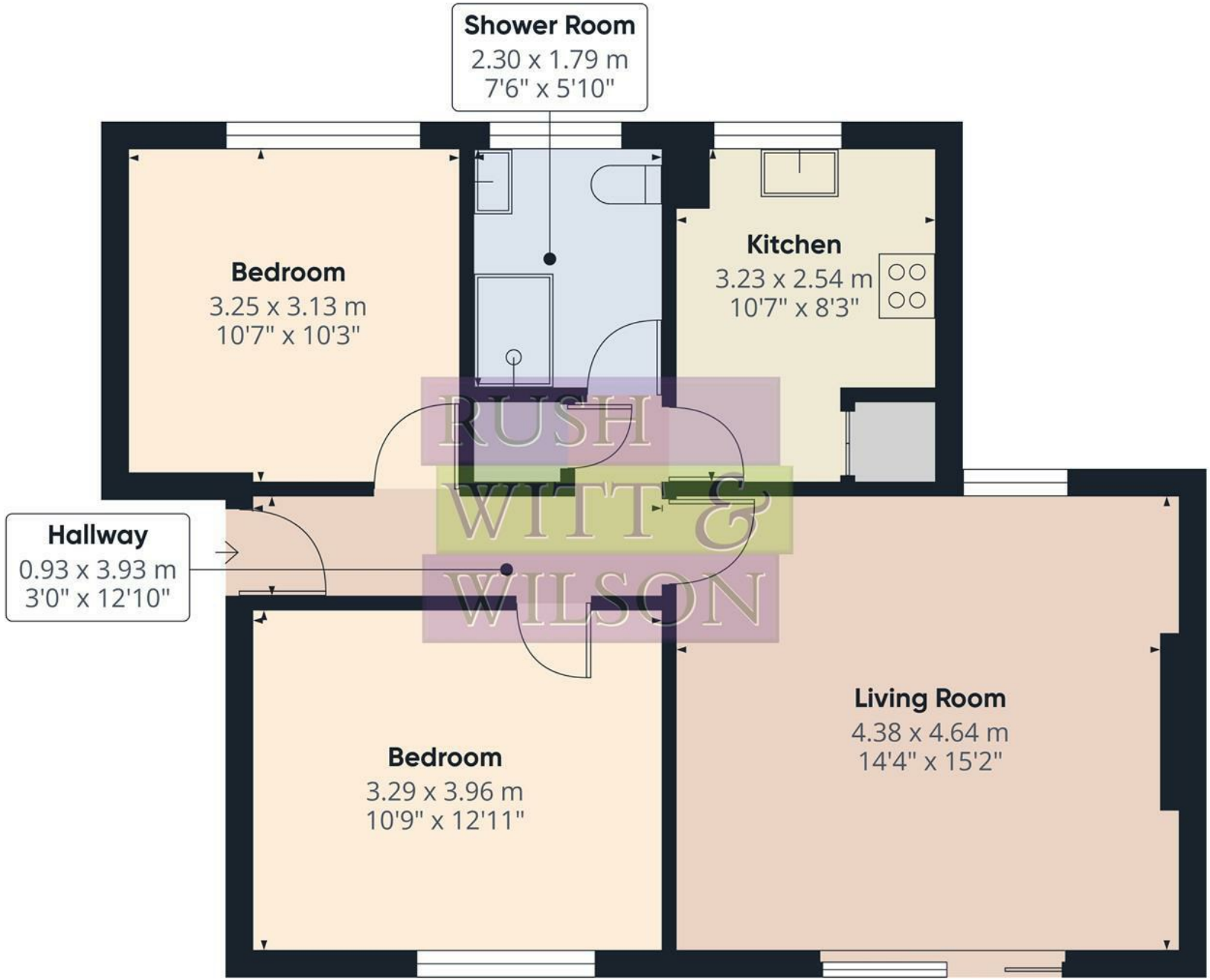
Bedroom
10'7 x 10'3 (3.23m x 3.12m)

Shower Room
7'6 x 5'10 (2.29m x 1.78m)

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 very low risk flooding from surface or rivers and seas.







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Approximate total area(1)

61.9 m²

666 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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