

**RUSH
WITT &
WILSON**



**Flat 6, 3 Charles Road, St. Leonards-On-Sea, East Sussex TN38 0QA
£975 Per Month**

A well presented top floor period conversion located on this popular residential road overlooking Gensing Gardens and enjoying roof top and sea views from the front, located ideally within walking distance of Warrior Square mainline station, bus routes, shopping facilities and eateries and pubs/bars . Accessed via a communal front door the property offers a storage cupboard with space for washing machine on a half landing outside the property, entrance hall, open planned lounge/fitted kitchen with sea views, the kitchen includes an integrated dishwasher, cooker and fridge/freezer, master bedroom with an en-suite shower room, bedroom two and bathroom. EPC rating C. Council tax band A.

Terms: £1125 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).

Utility cupboard in communal hallway

Storage cupboard, space and plumbing for washing machine.

Private Entrance Hall

Kitchen /Lounge

Bedroom One

11'9 x 10'8 (3.58m x 3.25m)

En-Suite Shower Room/WC

Bedroom Two

11 x 10'9 (3.35m x 3.28m)

Family Bathroom

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 a high risk of flooding from surface water however please note this is a top floor flat.

Currently scaffolding is up due to roof works being carried out.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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