

**RUSH
WITT &
WILSON**



**84 Marina, St. Leonards-On-Sea, East Sussex TN38 0BL
£850 Per Month**

Rush Witt & Wilson are pleased to offer this spacious one bedroom third floor flat, with large double bedroom and a large walk in wardrobe/storage cupboard off of the lounge. The property is situated within a WELL MAINTAINED BLOCK with good communal areas and has ben newly REDECORATED throughout. EPC Rating D. Council Tax A.

Accommodation comprises: Entrance Hall, Lounge with viewing platform, Kitchen with extensive sea views, large walk in wardrobe/storage room, large Double Bedroom, Family Bathroom with shower over bath. Terms: £980 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).

Reception

Kitchen

Large Double

Occasional Room

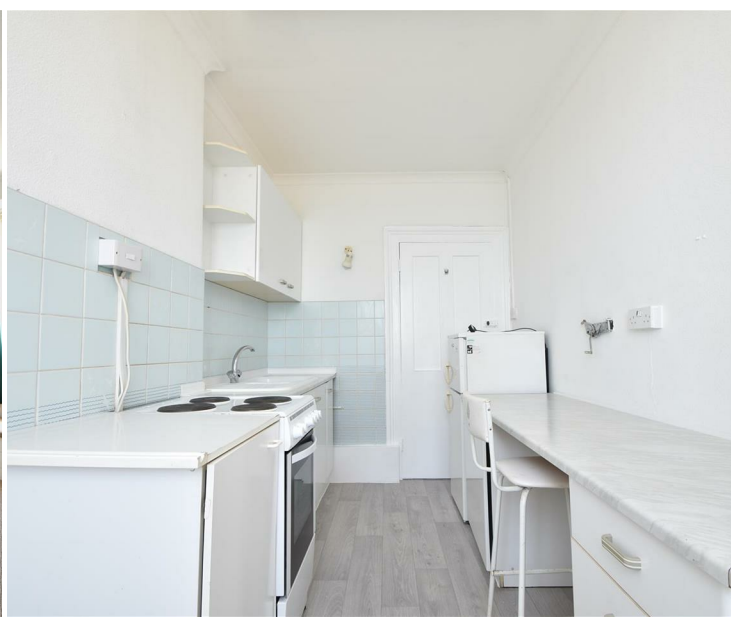
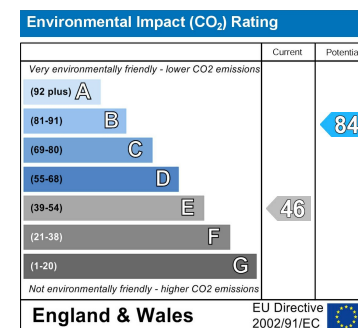
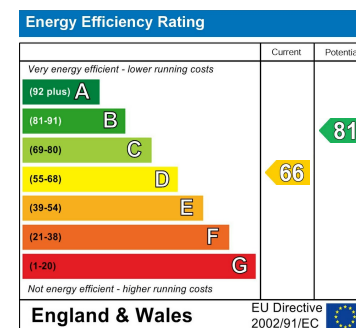
Small study area/walk in wardrobe/storage room

Bathroom

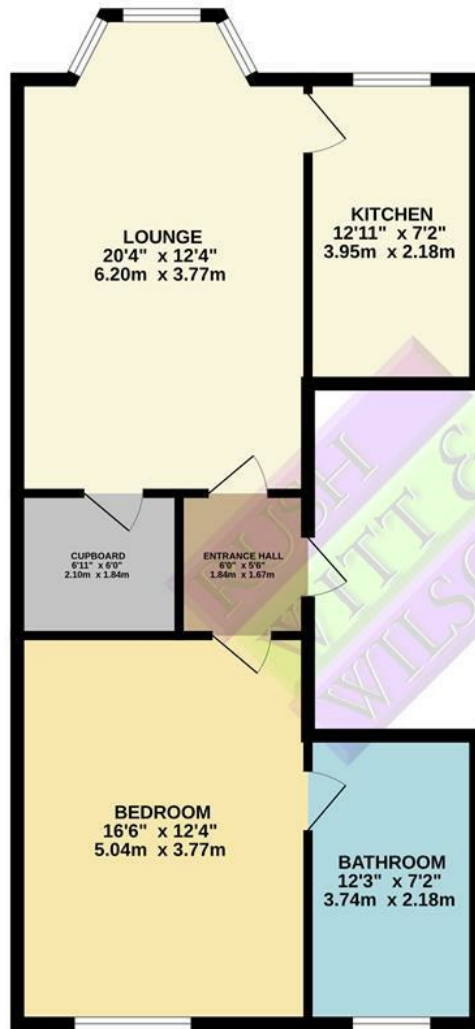
Agents note:

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 b e f o u n d a t Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According

to the gov.uk website the post code falls within an area which is at a high risk of surface water ,rivers and seas flooding but please note this is a top floor flat.



SECOND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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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