

**RUSH  
WITT &  
WILSON**



**18 St Davids Avenue, Bexhill on Sea, East Sussex TN40 2BE  
£1,400 Per Month**

Rush Witt & Wilson are pleased to offer this three bedroom semi detached house with generous living accommodation and a large enclosed rear garden with lawn and decking. The property is located close to local amenities and within walking distance of the town centre and railway station. EPC rating: E. Council tax band C

Accommodation comprises: Entrance hall, WC, lounge/family room, dining room, leading to large conservatory. Stairs up to landing, family bathroom with shower over bath, two double bedrooms and a single bedroom. Please note that viewings are available from the second week of February. Parking is available on street & is unrestricted. Terms: £1400 deposit, 1st months rent of £1400 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) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

**Reception**

Lounge (Lounge)

**Reception**

Conservatory (Conservatory)

**Bedroom**

Double (Double)

**Bedroom**

Double (Double)

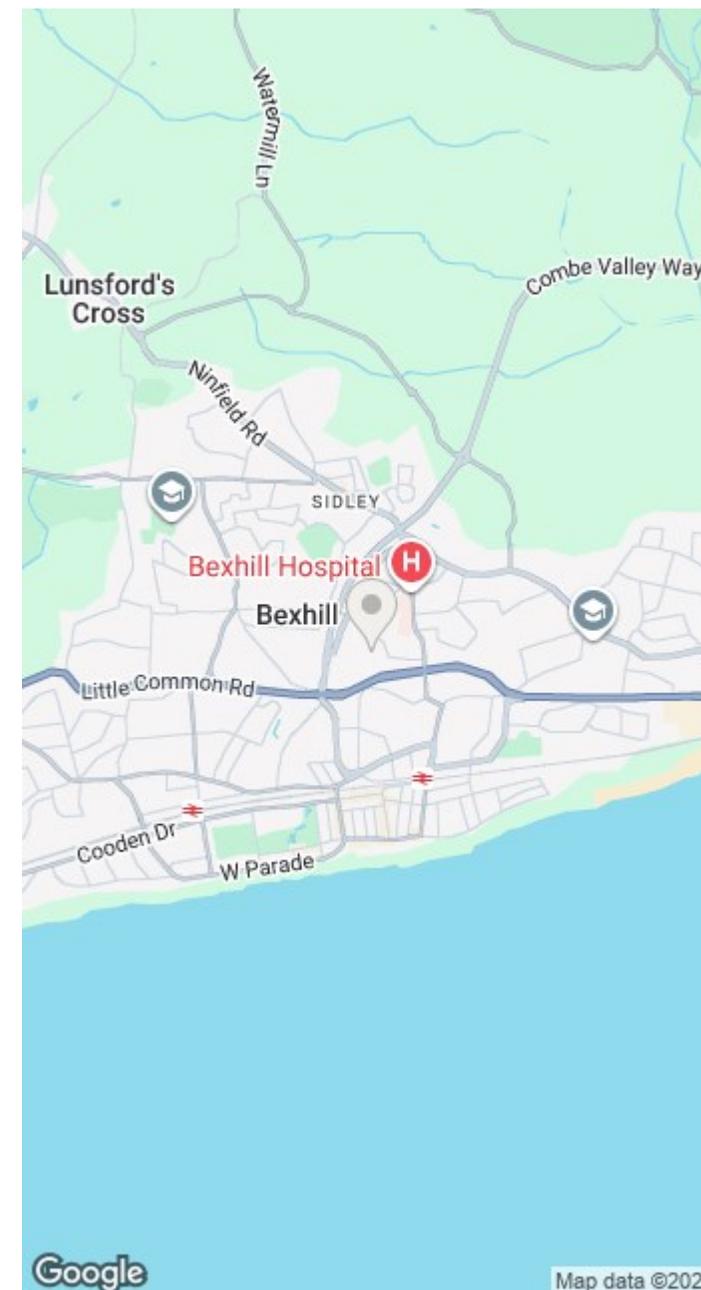
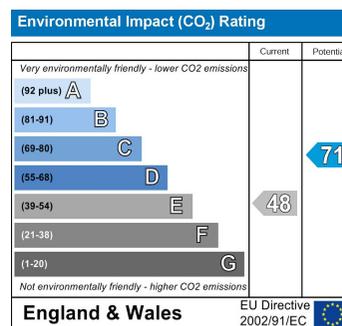
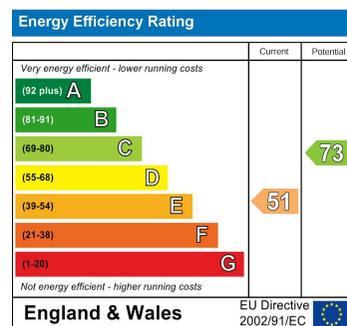
**Bedroom**

Single (Single)

**Kitchen**

**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.





1 Bexhill Road, St.Leonards-on-Sea, East Sussex, TN38 0AH  
Tel: 01424 430011 | [lettings@rushwittwilson.co.uk](mailto:lettings@rushwittwilson.co.uk) | [www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)



