RUSH WITT & WILSON



41 Collinswood Drive, St Leonards on Sea, East Sussex TN38 0NU

£1,600 Per Month

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Rush Witt & Wilson are excited to offer this three bedroom semi detached family home located close to local schools and within walking distance of West St Leonards seafront and railway station. With a garage, off road parking, open plan reception rooms and a light and airy extension from the kitchen providing a breakfast area leading out to the garden the property is spacious and ideal as a versatile family home. The front bedrooms to the upper level of the house also boast a view across the roof tops towards the sea. EPC rating: D & Council tax band D.

Accommodation comprises: Entrance hallway, open plan lounge/diner, downstairs shower room, kitchen with space for a dining table. To the first floor there are two large double bedrooms, a third single bedroom and a family bathroom. Externally the rear of the property benefits from a lawned area a patio area with side access to the garage. Terms £1846 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. 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
Lounge/Dining Room (Lounge/Dining Room)

Kitchen
kitchen/breakfast room (kitchen/breakfast room)

Shower room

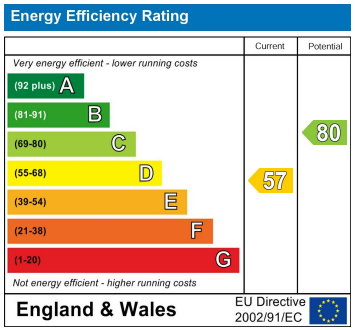
Bedroom
Double (Double)

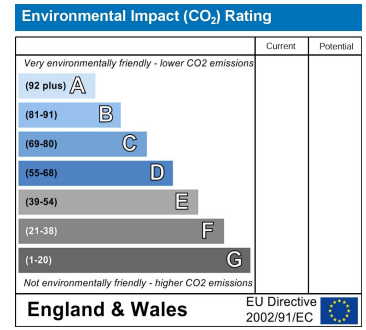
Bedroom
Double (Double)

Bedroom
Single (Single)

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 very low risk of flooding from surface water & rivers & seas. Please note photos taken before last tenancy

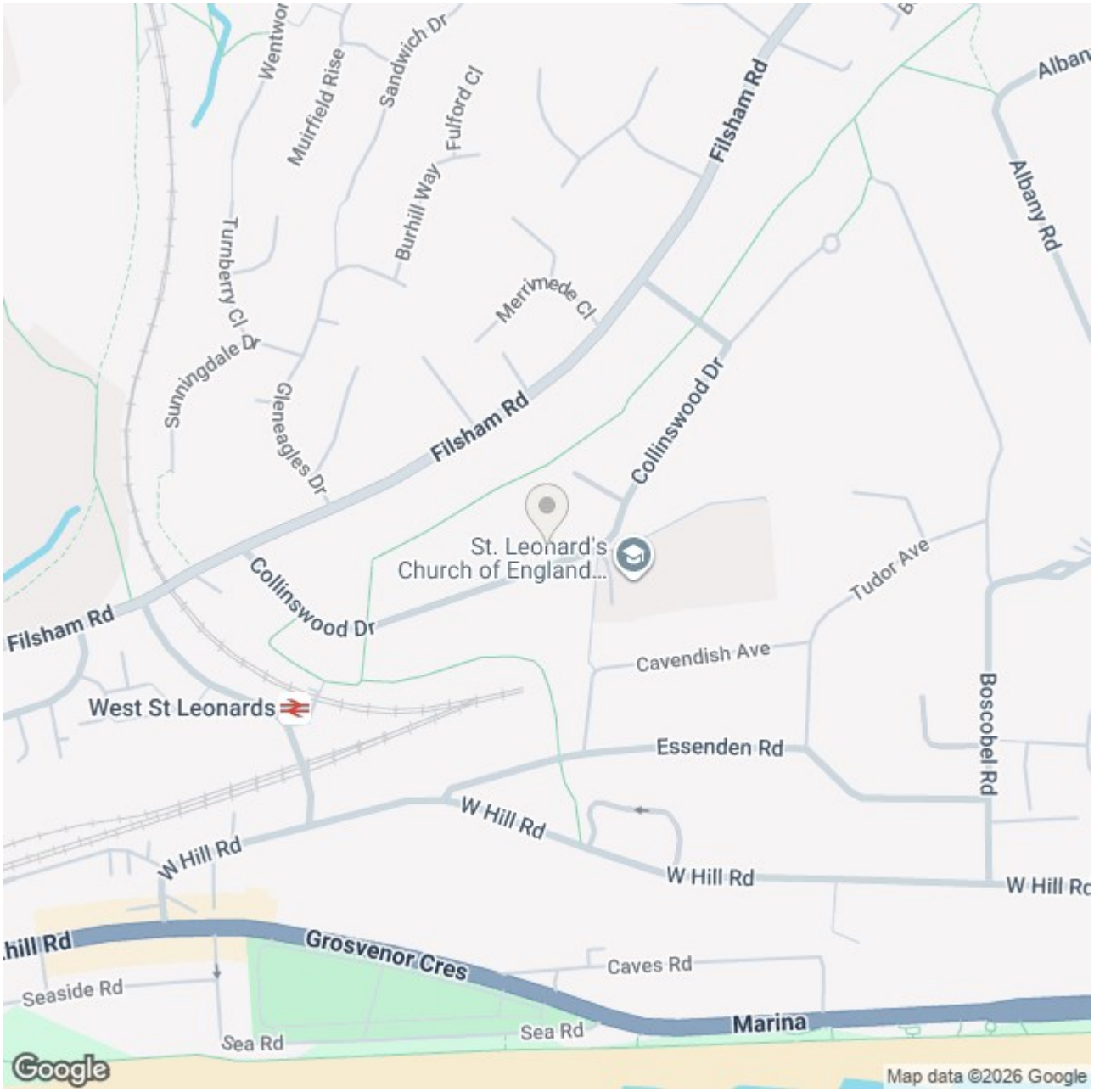












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The Property Ombudsman
Relocation agent network







