

**RUSH
WITT &
WILSON**



Amberfield Blackbrooks, Sedlescombe, East Sussex TN33 0RJ
£1,800 Per Month

This newly refurbished, spacious, and well-presented chalet bungalow is located in a desirable area, offering easy access to the A21, Battle, and Hastings. Set within good-sized grounds, the property features a long, private gated driveway and has been finished to a high standard. EPC Rating: D, Council Tax Band: D.

Accommodation includes an entrance hallway, a reception room leading to a side conservatory that spans the length of the property, and a second reception room that opens onto a large, double-aspect, brand-new kitchen/breakfast room. On the ground floor, there are two spacious double bedrooms, a single bedroom, and a modern family bathroom. The first floor houses an additional double bedroom.

Externally, the property boasts a large front garden, a rear garden with its own well, and a single detached garage equipped with an electric door.

Terms: £2,076.00 Deposit, 1st months rent in advance of £1850. 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

Reception

Bedroom

Bedroom

Bedroom

Kitchen

Bathroom

Shower room

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 low risk of flooding.





