

**RUSH  
WITT &  
WILSON**



**4 Sunningdale Drive, St. Leonards-On-Sea, TN38 0YQ  
£1,300 Per Month**



Rush Witt & Wilson are pleased to offer this well presented three bedroom semi detached family home benefitting from gas central heating, a single garage and off road parking to the driveway. Situated within a short walk of West St Leonards railway station and the beach the property must be seen to fully appreciate the location and the far reaching views from the upstairs bedrooms. EPC rating C. Council Tax band C.

Accommodation comprises: Entrance hall leading into open plan reception room/dining area, sliding doors into to a large conservatory, separate kitchen with cooker and space for other appliances. To the first floor there is a master bedroom to the front of the property with far reaching views and built in wardrobes, a second double bedroom to the rear, a third large single room to the front with a wardrobe, family bathroom with a n electric shower fitted over the bath. Externally the property benefits from a front garden with side access to the rear of the property. To the rear there is a patio area, raised decked seating area and section of lawn. Terms: £1300 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 o f t h e 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).

## Open plan reception room/dining room

## Kitchen

## Conservatory

## Master bedroom

## Bedroom two

## Bedroom three

## Bathroom

## Rear Garden

## 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 o r appliances mentioned i n t h e s e particulars have been tested unless required. Further information o n broadband and mobile coverage and speeds c a n b e f o u n d a t [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 medium risk of surface water and very low risk of flooding from rivers & seas.







