RUSH WITT & WILSON



Flat 52, Quarry House Quarry Hill, St. Leonards-On-Sea, East Sussex TN38 0HP

£850 Per Month

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Rush Witt & Wilson are delighted to offer a one bedroom flat on the third floor , offering outstanding views across the town. Conveniently situated in a sought after location, with off road parking and a shared garage. Within walking distance to the seafront and mainline station. Available mid January 2027 .Council Tax Band A. EPC: D Rating

Accommodation Comprises: Hallway, Double bedroom with fitted wardrobes, Reception room leading to modern kitchen with space for all appliances. Modern fitted bathroom with shower over bath. Lift access to communal area and an off road car parking space with the added benefit of a double garage, while shared with another flat, is however partitioned off to allow personal space for each tenant. Outstanding views across the park and town from the rear of the block. Terms deposit £980, 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) 446916/430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Hallway

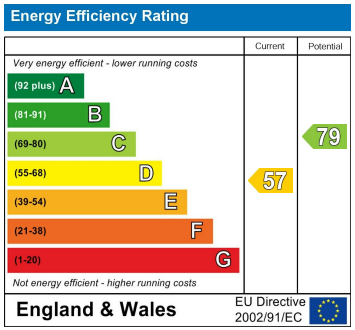
Kitchen
With appliances

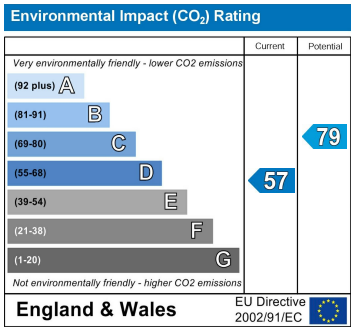
Double Bedroom

Reception 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 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 low or very low risk of flooding. Please note there is planning permission locally for cliff enforcement works, full details can be found on the councils website. Please note these photos were taken before last tenancy commenced.













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Relocation agent network







