



**9 St. Matthews Road,
St. Leonards-On-Sea, East Sussex TN38 0TN
£1,200 Per Month**

Rush Witt & Wilson are pleased to offer this 4/5 bedroom detached house in a sought St Leonard's-on-Sea area. The property further benefits from separate dining room, spacious living areas and off road parking. Short term only. EPC rating: D

Accommodation Comprises: Storm Porch, Entrance Hallway, Study/Fifth Bedroom, Living room with feature fireplace, Kitchen, Dining Room. Upstairs we have Master Bedroom, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom and Shower Room.

Locality Situated in the Heart of St Leonard's-on-Sea within the walking distance to the Local amenities including a general store, bakery, central bus depot, public houses / restaurants and a doctor's surgery.

Terms: £1200 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. Please contact a member of staff for further details. For more information or to book a viewing, please call 01424 446916 . We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



- Storm Porch
- Entrance Hall
- Downstairs WC
- Hallway
- Study/Bedroom 5
- Lounge
- Kitchen
- Dining Room
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Shower Room
- Garage
- Rear Garden

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



**RUSH
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