



## Flat 12, Sandrock Hall The Ridge

, Hastings, TN34 2RB

£1,100 Per Calendar Month



Nestled in the charming area of The Ridge, Hastings, this delightful flat offers a unique blend of historical character and modern living. Built in 1850, the property boasts a rich heritage while providing all the comforts one would expect in contemporary accommodation.

This second floor flat benefits from a modern fitted kitchen and bathroom, two double bedrooms and living room. With local amenities and transport links nearby, this property offers both convenience and charm. This flat presents a wonderful opportunity to rent a piece of Hastings' history while enjoying the benefits of modern living. Available mid July either part furnished or unfurnished.

Deposit £1269 / Holding deposit £253



Communal Ways

Communal front door, leading to communal hallways and stairs to first floor

Hall

L shaped with window.

Bedroom 2 9'5" x 9'6" (2.88 x 2.92)

Rear aspect double glazed window, radiator.  
Optional: double bed and wardrobe can be left if tenants need it

Bathroom 8'10" x 5'4" (2.70 x 1.65)

White suite comprising bath with shower above, WC, wash hand basin, rear aspect obscure double glazed window, radiator.

Bedroom 1 13'8" x 6'11" (4.17 x 2.12)

Front aspect double glazed window, built in wardrobes, radiator

Kitchen 16'2" x 5'11" (4.93 x 1.82)

Modern range of wall and base units having inset gas hob with extractor hood above, built in electric oven, built in fridge, built in freezer, freestanding washing machine, front aspect Velux window.

Living room 13'3" x 10'0" (4.04 x 3.07)

Front aspect double glazed window, radiator.  
Sofa bed and sofa can be left if required.

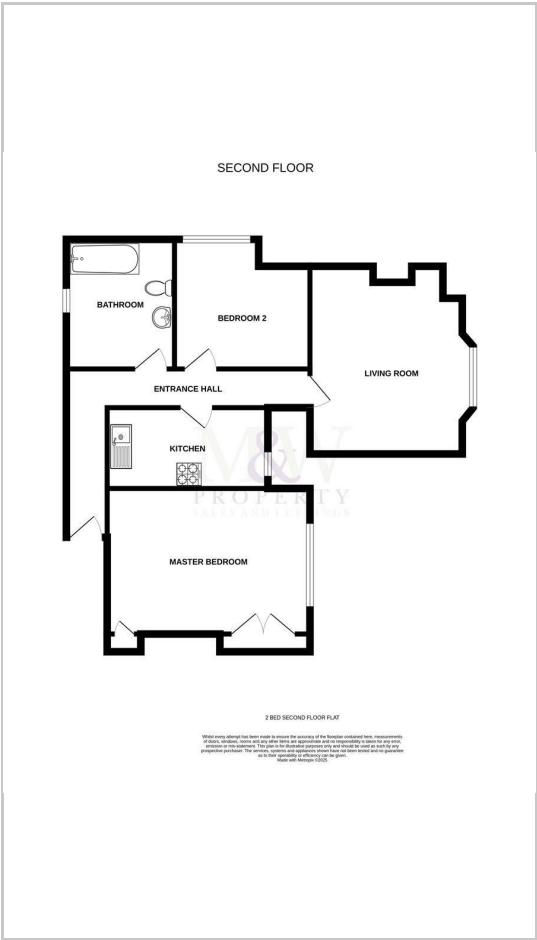
Carport

Carport parking for 2 vehicles (one underneath and one in front)

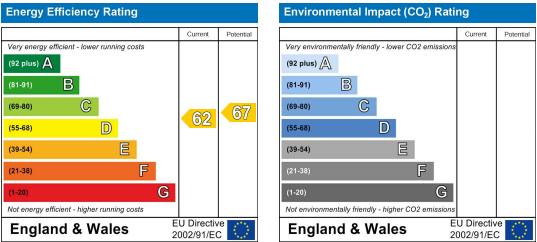
Area Map



Floor Plans



Energy Efficiency Graph



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