



## **Sandrock Hall The Ridge, Hastings, Sussex TN34 2RB £975 Per Month**

A Stunning Ground floor apartment tucked away in an extremely desirable location within an imposing Victorian building. Retaining many period features, this property must be viewed to appreciate! Further benefits from offering spacious accommodation, a private courtyard and parking for 2 cars. EPC D Rating. Council tax band: D

Accommodation comprises: Hallway, reception room with feature windows and high ceilings, modern fitted kitchen, large double bedroom with modern en-suite shower room, further small double bedroom and a modern family bathroom. private courtyard and two off road parking spaces. View early to avoid disappointment. Terms £975 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)446916/430011. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Entrance Hall

Lounge

Kitchen

Master Bedroom

With Ensuite Shower Room

Double Bedroom

Family Bathroom

En-suite Shower Room

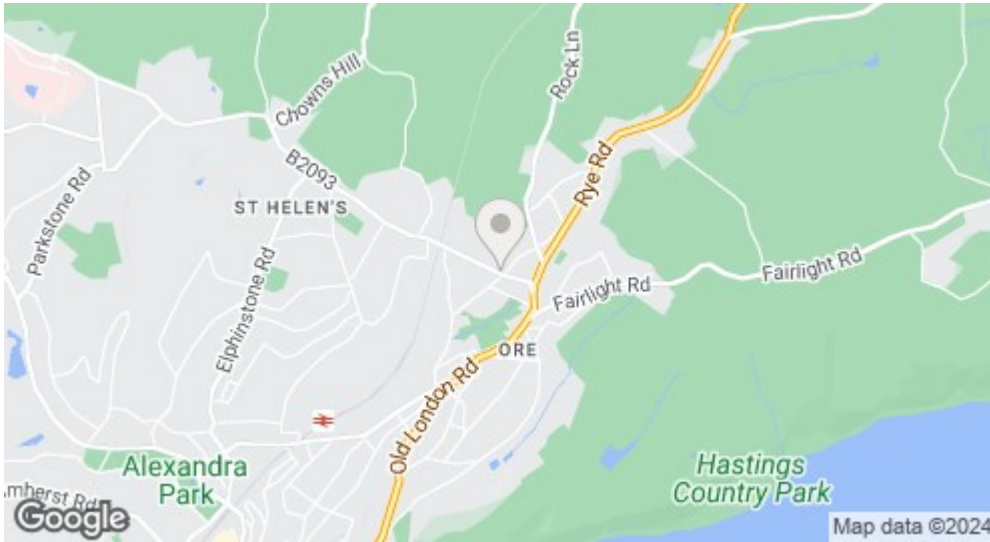
Courtyard

Agents note:

The property has gas central heating and has mains sewerage. 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
How energy efficient is your property?			How environmentally friendly is your CO <sub>2</sub> emissions?		
All energy efficiency ratings are based on a scale of 1 to 100, where 100 is the most efficient.			All environmental impact ratings are based on a scale of 1 to 10, where 10 is the most environmentally friendly.		
England & Wales			England & Wales		



RUSH WITT & WILSON



1 Bexhill Road  
St. Leonards-on-Sea  
East Sussex  
TN38 0AH

Tel: 01424 430011  
lettings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk