



**Alva Cripps Corner Road,
Robertsbridge, East Sussex TN32 5QS
£1,800 Per Month**

Rush Witt & Wilson are excited to offer this beautifully presented three bedroom semi detached house with rural views to front is available to rent. The living space comprises of an entrance hall with cloakroom, open plan fitted kitchen leading into a good size reception room. Upstairs there are two bedrooms, a family bathroom and a study. To the second floor is the principle bedroom with an en-suite shower. To the exterior of the property there is off street parking for two cars to the front and a private rear garden. The property benefits from gas central heating and double glazing and is available unfurnished.

Terms: £1800 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) 774440. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Entrance Hall

Cloakroom

Open Plan Kitchen/Sitting/Dining Room

28'8 x 17'4 to the max reducing to 8'4 (8.74m x 5.28m to the max reducing to 2.54m)

Bedroom Two

11'9 x 11'5 (3.58m x 3.48m)

Bedroom Three

10'4 x 8' (3.15m x 2.44m)

Study

8'4 x 4'6 extending to 6'1 (2.54m x 1.37m extending to 1.85m)

Bathroom

Bedroom One

12'8 x 14'6 extending to 19'4 (3.86m x 4.42m extending to 5.89m)

En-suite Shower Room

10'6 x 7'3 (3.20m x 2.21m)

Rear Garden

Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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