



Aston Cottage Netherfield Hill, Battle, East Sussex TN33 0LG £1,400 Per Month

Netherfield Village Location with countryside views to the rear!!! Rush Witt & Wilson are delighted to offer this three bedroom semi detached cottage with substantial off road parking and garage located on Netherfield Hill within a short drive of the Historic Town of Battle. Properties in this location are rare to the rental market so viewing is highly recommended to avoid disappointment. EPC rating: E

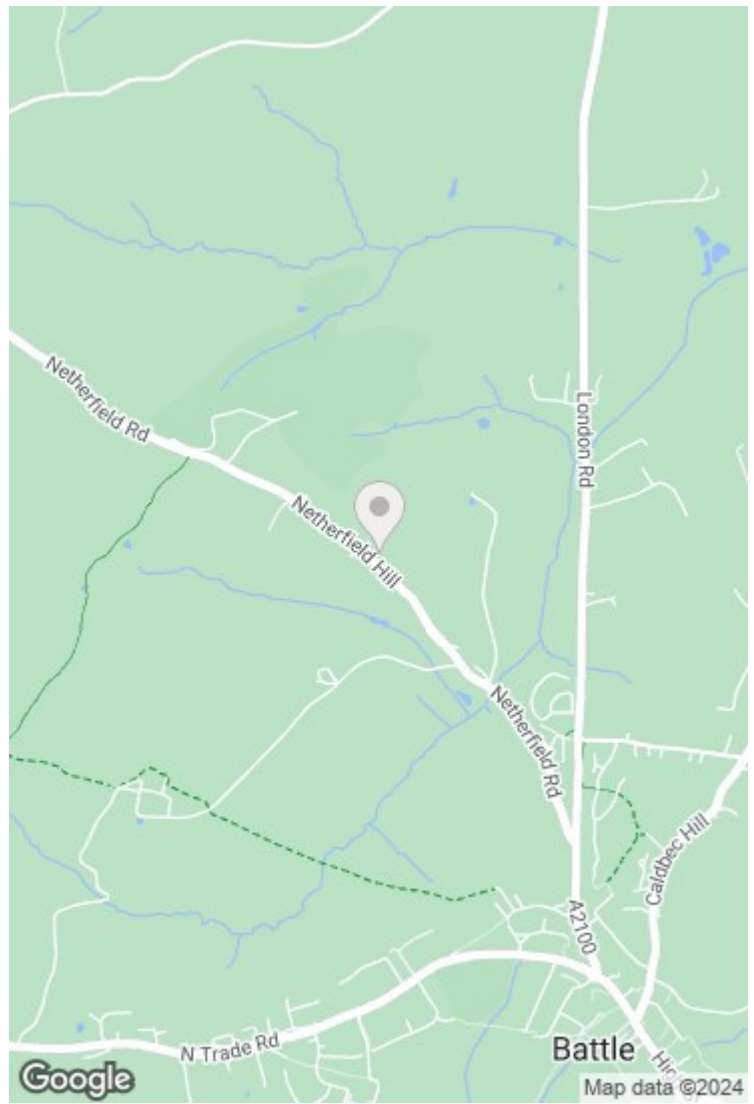
Accommodation comprises: Entrance porch leading to hallway with storage and downstairs wc, large lounge with fireplace leading onto conservatory with access to rear garden, on the ground floor there is also a large kitchen and a separate utility room. Stairs lead up to two double bedrooms, a single bedroom and a family bathroom, The front garden is laid to lawn with a large driveway leading up to the garage, the low maintenance rear garden backs on to fields beyond. Terms: £1400 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)



- Lounge**
- Conservatory**
- Downstairs WC**
- Kitchen & Utility room**
- Bedroom**
Double
- Bedroom**
Double
- Bedroom**
Large Single
- Bathroom**

Agents note:

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(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	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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