



**188 Hughenden Road,
Hastings, East Sussex TN34 3TA
£900 Per Month**

Rush Witt & Wilson are pleased to offer this well presented two bedroom ground floor flat, close to local amenities and Ore Railway Station. Available now, early viewing is highly recommended. The property benefits from its own private entrance, gas central heating and is considered to be in very good decorative order with views to the rear over the town. Energy Rating C. Council Tax Band A.

The accommodation comprises: Entrance hall with brand new carpet, lounge with bay window and feature fireplace, kitchen/breakfast room with bay window, two double bedrooms with decorative fireplaces and far reaching roof top views, separate WC, bathroom with shower over bath. Terms: £900 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) 430011. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Reception Room

4.57 x 3.35

Kitchen/Breakfast Room

4.62 x 3.12

Bedroom One

3.71 x 3.05

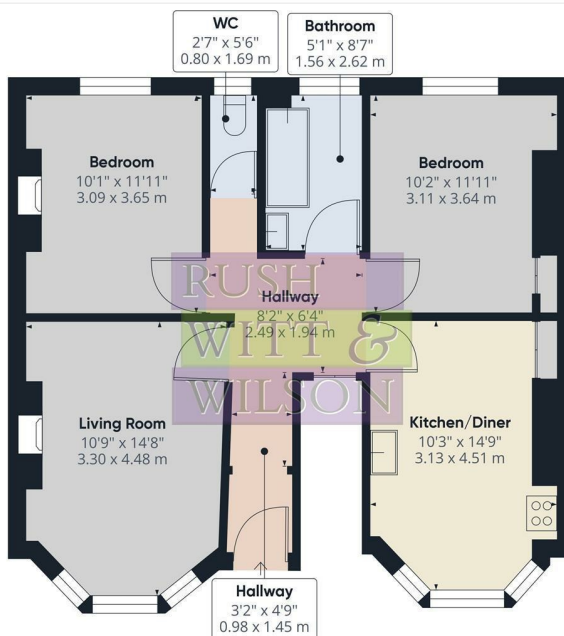
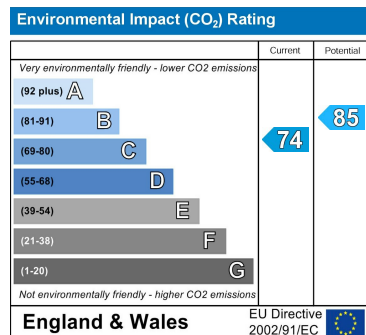
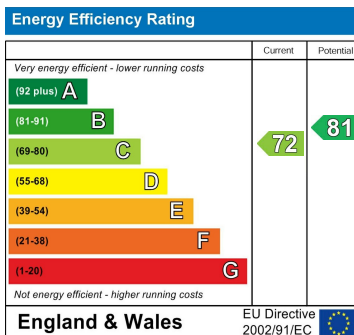
Bedroom Two

Double (Double)

Bathroom**Agents note:**

These particulars are produced in good faith, but are intended to be a general guide only. 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. Further information on broadband

and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at low or very low risk of flooding from rivers or seas but at a high risk of flooding from surface water. This is based on postcode and this apartment although ground floor from the front has an apartment below and is located at the top of a slope.



RUSH WITT & WILSON

Approximate total area*
664.58 ft²
61.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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