

**RUSH
WITT &
WILSON**



**Flat 1, 6 South Terrace, Hastings, TN34 1SA
£850 Per Month**

This one bedroom ground floor apartment has been recently refurbished throughout to a very high standard benefitting from complete redecoration, new carpets, a new kitchen and bathroom. A private rear courtyard area is accessed via the kitchen with enough space to bring your own garden furniture and relax outside. The communal areas to the block itself have also been refurbished to a high standard. Located in Hastings Town Centre the property is within walking distance of restaurants, shops, the beach and Hastings mainline railway station. EPC rating: C

Accommodation comprises of an inner hallway leading to a reception room with feature bay window, a double bedroom looking over the rear courtyard, a large storage cupboard to the hallway, a brand new kitchen with integrated oven and hob and space for other appliances. To the rear of the property is the brand new bathroom providing a large bath with shower fittings and screen over this. Externally there is a courtyard to the rear and an area to the front of the property behind the railings where pots can be placed. Terms £850 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 Redress Scheme and CMP (client money protect scheme CMP002697)

Inner hallway

Reception room

Bedroom

Kitchen

Bathroom

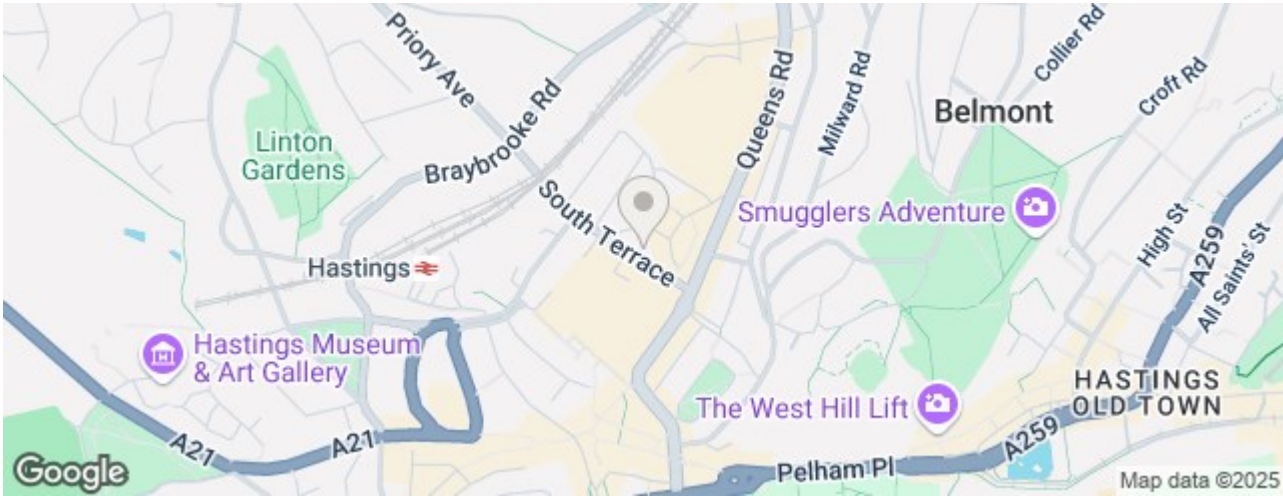
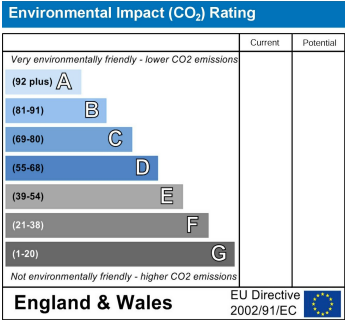
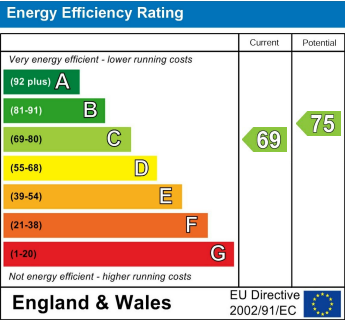
Rear Courtyard

Front gravel area behind railings

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/](https://www.ofcom.gov.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 medium risk of flooding. Please note the property has flooded previously but since then checks have been made to the water systems to the road outside by Southern Water to reduce the risk of this happening again.





FLAT 1 - GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



FLAT, SOUTH TERRACE

TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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