

**RUSH  
WITT &  
WILSON**



**289 Harold Road, Hastings, East Sussex TN35 5NE  
£1,150 Per Month**



This two bedroom terraced house is deceptively SPACIOUS and is considered to be in excellent condition throughout. The front garden has been landscaped with eye catching paving providing great curb appeal whilst the rear garden has also had a newly landscaped seating area to maximise the space. Located close to Ore Village the property is within easy reach of local amenities, Ore train station and bus routes. Council tax band: B, EPC rating: C.

Internally to the ground floor there is a separate lounge with feature bay window, WC, dining room leading into a separate galley kitchen with integrated cooker and hob and space for other appliances. To the first floor there are two large double bedrooms and a family bathroom with shower over the bath. The property benefits from gas central heating and double glazing  
**Terms:** £1150 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 Redress Scheme and CMP (client money protect scheme CMP002697)

**Reception room**

**Dining room**

**Kitchen**

**Ground floor WC**

**Stairs & landing**

**Bedroom**

**Bedroom**

**Bathroom**

**Rear garden**

**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/](http://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. Please note that there is a right of way to the rear of the property for access to take bins through to an alleyway to the front of the row of houses although the owner states that this is hardly ever used.









