

**RUSH
WITT &
WILSON**



**2a White Rock Gardens, Hastings, East Sussex TN34 1LD
£975 Per Month**

Rush Witt & Wilson are delighted to offer this lower spacious ground floor apartment with two double bedrooms which benefits from a private entrance, a rear courtyard and gas central heating. EPC Rating; D. Council tax band A.

Accommodation comprises: Private entrance, hallway, large reception room with feature fireplace, two double bedrooms, Kitchen, family bathroom with shower over bath and a good sized courtyard to the rear. View early to avoid disappointment. Terms: £975 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

19'8" x 18'10" (5.99 x 5.74)

Kitchen

15'0" x 11'2" (4.57 x 3.40)

Bedroom

13'10" x 10'10" (4.22 x 3.30)

Bedroom

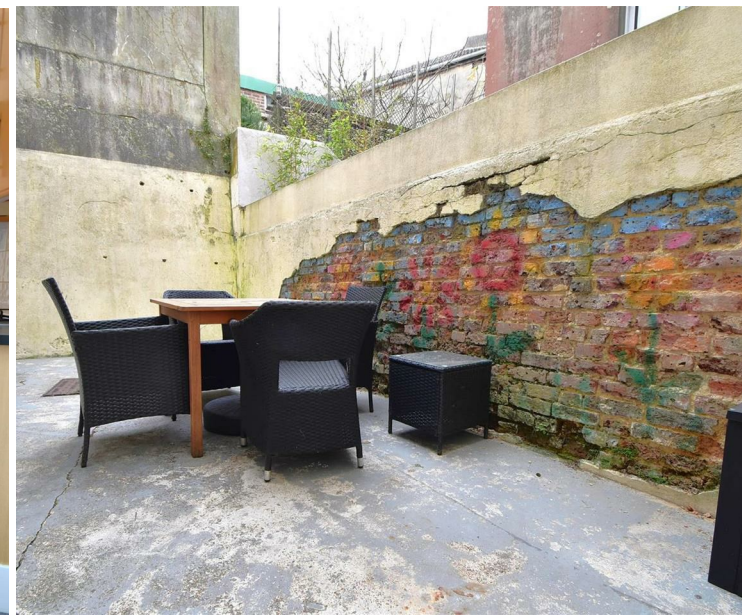
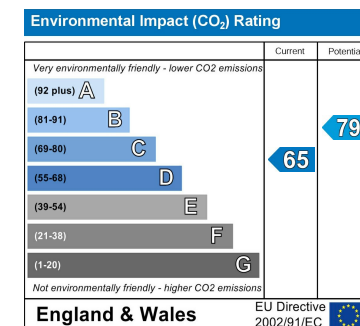
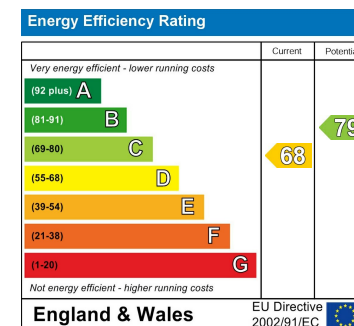
11'10" x 10'6" (3.61 x 3.20)

Bathroom

Agents notes

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 a high risk of flooding from surface water and very low risk from rivers and seas.





TOTAL APPROX. FLOOR AREA 947 SQ.FT. (87.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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