

**RUSH
WITT &
WILSON**



**11 Tollgate Lock New Winchelsea Road, Rye, East Sussex TN31 7UG
£1,150 PCM**

Located within WALKING DISTANCE of RYE and THE HARBOUR, this immaculate THREE-BEDROOM maisonette features its own private entrance and an OFF-ROAD PARKING SPACE. Situated in a purpose-built block, the accommodation includes a living room, kitchen, family bathroom, and three bedrooms. Additional amenities consist of an allocated parking space and COMMUNAL GARDENS primarily laid to lawn. The property has an EPC rating of D and is in Council Tax Band C.

Terms: £1326 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 (01797) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Communal entrance

First Floor Landing

Living Room

12'6 max x 13'08 max (3.81m max x 4.17m max)

r

Kitchen

13'08 x 6'09 (4.17m x 2.06m)

Bedroom three

16'10 max x 11'04 max (5.13m max x 3.45m max)

Second Floor Landing

Bedroom one

9'10 max x 13'04 max (3.00m max x 4.06m max)

Bedroom two

15'09 max x 9'10 max (4.80m max x 3.00m max)

Family bathroom

8'09 x 5'10 (2.67m x 1.78m)

Outside

Allocated parking space to the rear of the property and communal gardens.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. The property has a very low risk of flooding from surface water but a medium risk of flooding from rivers and the sea due to its location. This is based on a postcode and the property has not flooded within the last five years.





