

**RUSH
WITT &
WILSON**



**Flat 5, 30 Wellington Square, Hastings, East Sussex TN34 1PN
£795 Per Month**

Rush Witt & Wilson are pleased to offer this one bedroom top floor apartment in the heart of Wellington Square with views towards the sea over the gardens and within walking distance of Hastings town centre and mainline railway station. EPC rating: D & Council tax band A

Located on the third floor this flat has an entrance on the second floor with another staircase internally leading up to the third floor boasting a large open plan reception room and kitchen with ample space for relaxing, dining and taking in the view. An inner hallway leads to a double bedroom with built in storage and a bathroom with a shower over the bath, wash basin and toilet. Benefitting from gas central heating the property must be seen to fully appreciate its size and location! Terms £795 Deposit, 1st months rent of £795 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 Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697).

Reception room/Kitchen

Open plan with views across Wellington Square gardens, newly fitted kitchen with integrated cooker and hob.

Bedroom

To the rear of the property with built in storage cupboard and boiler cupboard.

Bathroom

To the rear of the property with a washbasin, toilet and bath with shower over.

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 very low risk flooding from surface water and from rivers and seas.





