

**RUSH  
WITT &  
WILSON**



**219 Hollington Old Lane, St. Leonards-On-Sea, East Sussex TN38 9DS  
£1,150 Per Month**



Rush Witt & Wilson are delighted to offer this two bedroom terraced house with a modern fitted kitchen and separate utility room. Further benefits include a wood burning stove and low maintenance rear garden. The property has become unexpectedly available again so early viewing is highly recommended. Council tax band B, EPC rating D.

Accommodation comprises: Entrance porch, lounge with wood burning stove, modern fitted kitchen, downstairs bathroom, conservatory/utility area with access out to rear garden. To the first floor there is a master bedroom and a second double bedroom. Please note that there are steep steps up to the front door and up to the raised rear garden area. The property is within easy reach of Battle Road amenities including shops and main bus routes. Unrestricted roadside parking is available to the street outside. These photographs were taken before the current tenant moved in. 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 (01424) 446916 / 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

#### Entrance Porch

Door leading through to:

#### Lounge

13'5 x 8'7 (4.09m x 2.62m)  
with wood burning stove

#### Kitchen

12'7 x 8'7 (3.84m x 2.62m)

#### Bathroom/WC

#### Utility Room

6'8 x 5'7 (2.03m x 1.70m)

#### Bedroom One

13'5 x 8'7 (4.09m x 2.62m)

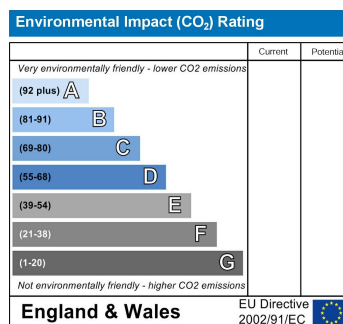
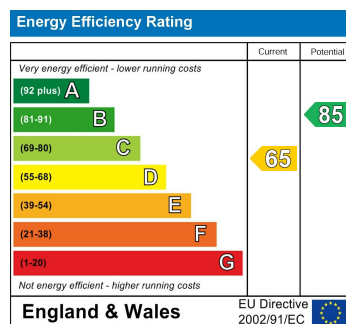
#### Bedroom Two

10'8 x 8'7 (3.25m x 2.62m)

#### Raised garden area

#### Agents notes

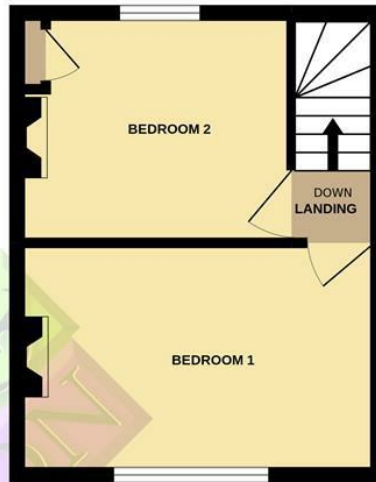
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars 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/](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 of high risk of flooding from surface water, very low risk from seas or rivers.



GROUND FLOOR



1ST FLOOR



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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