

**RUSH
WITT &
WILSON**



**45 Oakwood Close, Hastings, East Sussex TN34 2JF
£1,500 Per Month**

This beautifully presented three bedroom detached bungalow is surrounded by established gardens and must be seen to appreciate the size and finish! A complete redecorated with new flooring fitted has been competed and the property is deceptively spacious inside and out. To the front of the property there is off road parking spaces to the private driveway in addition to a single garage. Situated off of Elphinstone Road the property is close to mainline bus routes and is within walking distance of St Helens Woods. EPC rating D.

Accommodation comprises: Entrance porch leading to long I-shaped hallway with built in storage, large lounge to the rear of the property with a decorative fireplace and views over the garden, large kitchen with access to an open plan dining room with patio doors out to the garden, three double bedrooms, family bathroom with shower and bath in addition to a second shower room. Access to the garage internally leads to a utility area at the rear with space and plumbing for a washing machine. The garage boasts plenty of storage and power. Double glazing and gas central heating with a modern Hive system help to make the property more efficient and comfortable. Terms: £1500 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

Entrance hallway

Lounge

Kitchen

Dining room

Bedroom

Bedroom

Bedroom

Bathroom

Shower room

Rear garden

Front Garden

Garage (integral)

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/. Please note that upon setting up a phone line/broadband account a new physical line will need to be connected to the property as this has been cut. The landlord is not able to do so without setting up a minimum of a two year contract. Alternatively if a tenant would like the landlord to do so then the cost of the broadband and line rental will need to be added to the rent in addition to the marketed figure to cover the cost, also meaning that a tenant wouldn't be able to transfer over their current account to the property. According to the gov.uk website the property is located in an area at low or very low risk of flooding.





