

**RUSH
WITT &
WILSON**



**6 Sinnock Square, Hastings, East Sussex TN34 3HQ
£1,200 Per Month**

Discover the enchanting charm of this delightful two-bedroom cottage, perfectly nestled in the heart of HASTINGS OLD TOWN. Just steps away from a vibrant selection of independent shops, inviting bars, and cosy restaurants, this property offers the best of local living. Tucked away from the hustle of the main High Street in the picturesque Sinnock Passage, it's only a short stroll to the beach, making it an ideal retreat.

Step inside and be captivated by the unique features, including beautiful stained glass windows and a warm wood-burning stove, which create a welcoming ambience. The character of this home truly shines, and viewings are highly recommended to experience its allure firsthand. The property falls under council tax band B.

Inside, you'll find a cosy lounge perfect for relaxation, a well-appointed kitchen with essential appliances including a fridge/freezer, washing machine, and slimline dishwasher, as well as a convenient ground-floor shower room. Upstairs, the front double bedroom boasts a built-in cupboard for added storage, while the small double bedroom at the rear offers a peaceful retreat. This cottage promises comfort, charm, and a fantastic location

Terms £1200 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)

Lounge

Kitchen

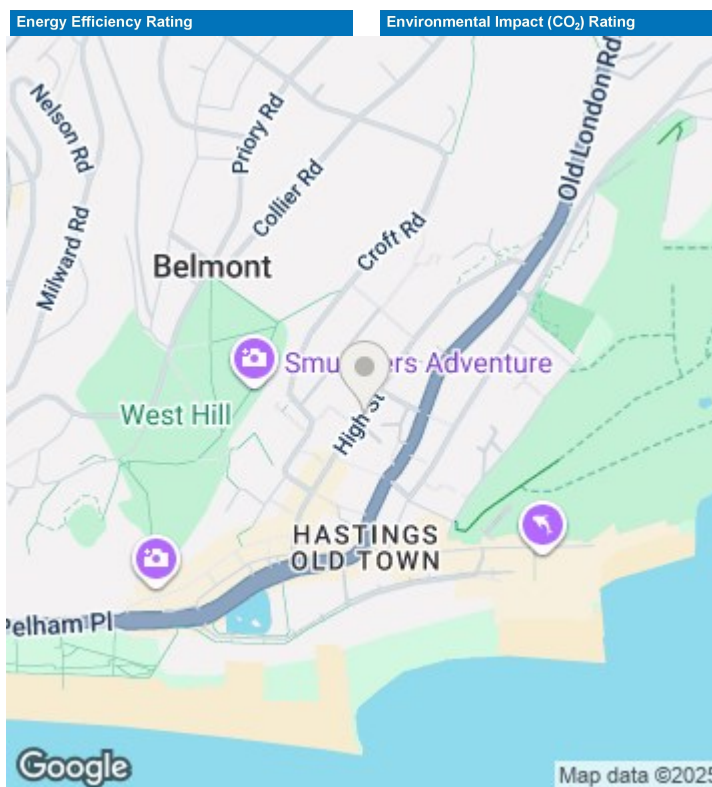
Shower room

Bedroom

Bedroom

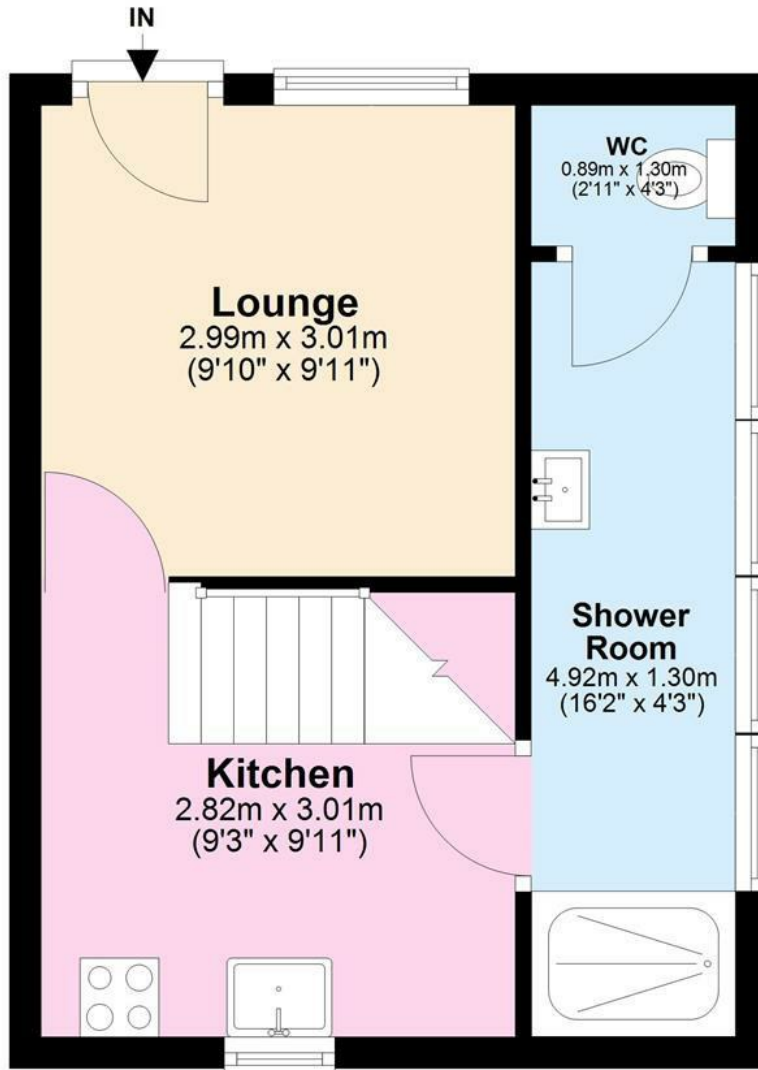
Agents note

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/ According to the gov.uk website the property is located in an area at very low risk of flooding from surface water ,rivers and seas.



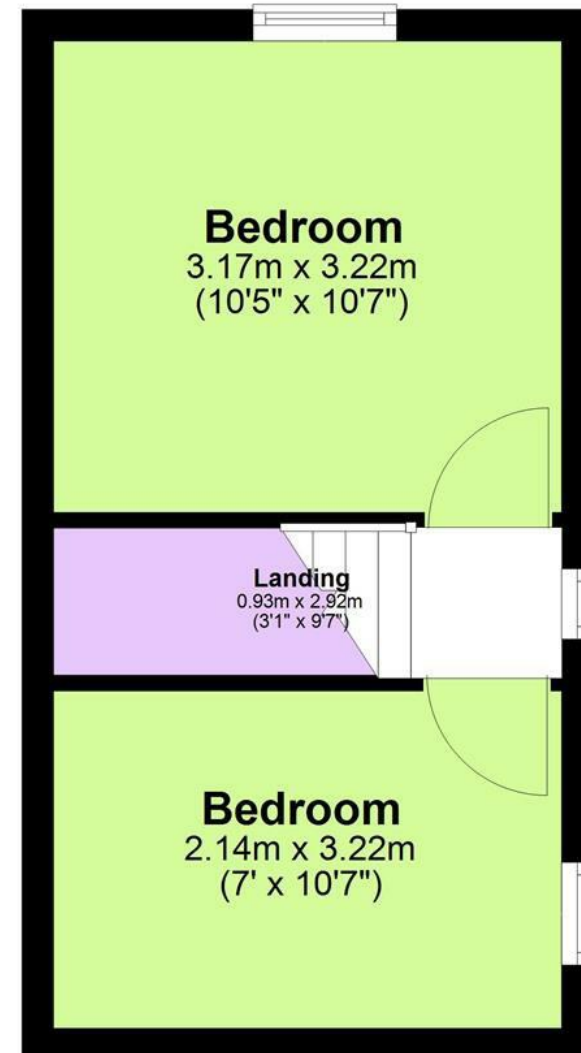
Ground Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.6 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)

