

**RUSH
WITT &
WILSON**



**16 St. Helens Park Road, Hastings, Sussex TN34 2ER
£995 Per Month**

Rush Witt & Wilson is delighted to present this charming two-bedroom first-floor apartment. Boasting gas central heating and spacious rooms, this property is set within beautifully maintained communal areas. One of its standout features is the valuable off-road parking space at the front.

Step inside to discover a welcoming entrance hallway leading to a cosy sitting room, highlighted by a charming decorative fireplace. The adjoining fitted kitchen comes complete with a built-in cooker. You'll also find a convenient separate utility room, two generous double bedrooms (one featuring its own stylish fireplace), and a newly installed shower room.

Ideally situated close to the picturesque Alexandra Park and the vibrant Hastings Town Centre, you'll enjoy easy access to local bus routes and the mainline railway station. With an EPC rating of C and a council tax band of B, this apartment is not only inviting but also energy efficient.

Terms £995 Deposit, 1st month's 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 month's 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)

Reception

16'2" x 13'6" (4.93 x 4.11)

Kitchen

10'5" x 4'3" (3.18 x 1.30)

Bedroom

13'6" x 11'0" (4.11 x 3.35)

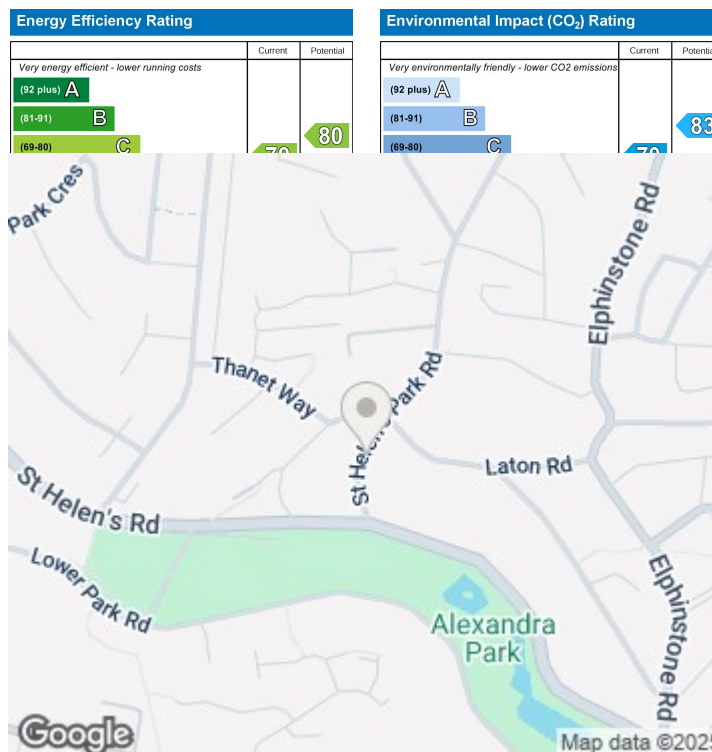
Bedroom

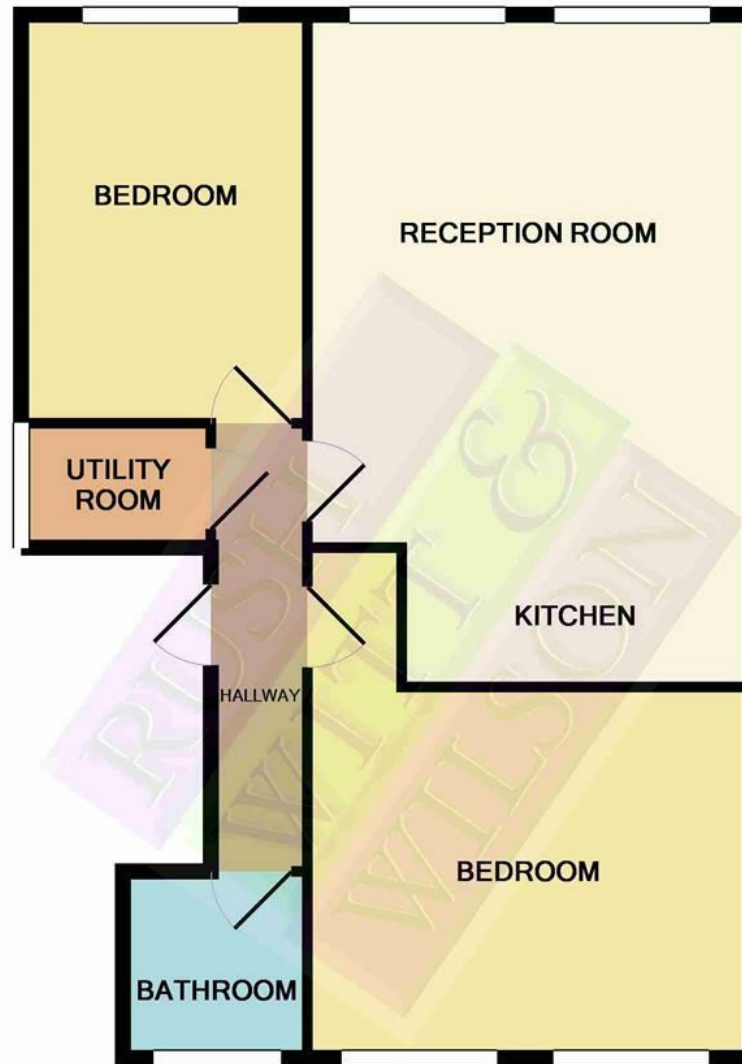
12'7" x 8'11" (3.84 x 2.72)

Bathroom

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 low or very low risk of flooding from rivers or seas but a high risk of flooding from surface water. Please note this is based on postcodes and the apartment itself is on the first floor and the property is located on a slope.





TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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