

**RUSH  
WITT &  
WILSON**



**10 Market Gardens, Hastings, TN35 4DS  
£1,900 Per Month**



We are excited to offer five new build properties located within a modern development in the heart of Fairlight village. Each of the five properties are slightly different however all offer spacious, modern comfortable family homes. EPC rating B. Council tax band to be confirmed.

Accommodation comprises: covered porch area leading into the entrance hallway with WC, kitchen with central island and double doors out to the garden benefitting from integrated fridge/freezer, oven, hob, washing machine & dishwasher, large lounge/diner with double doors leading out to the garden and then a second reception room suitable for an office or a fourth bedroom. To the first floor there are two large double bedrooms with the master bedroom boasting an en-suite shower room, a third single bedroom and a family bathroom. Externally the property benefits from a raised patio area to the rear of the property with steps down to an area of lawn. This house benefits from two off road parking spaces, one to the side of the property and a further allocated space nearby. Terms: £1900 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) 430011. We are members of The Property redress Scheme and CMP (client money protect scheme CMP00269).

**Entrance hallway**

**WC**

**Kitchen**

**Lounge/diner**

**Office/bedroom 4**

**First floor landing**

**Bedroom 1**

**En-suite shower room**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Two off road parking spaces**

#### 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/](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 at low or very low risk of flooding.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









