

**RUSH
WITT &
WILSON**



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**7 Sinnock Passage, Hastings, East Sussex TN34 3HQ
£1,295 Per Month**

This beautifully presented two-bedroom cottage is nestled within Sinnock Passage, in the heart of HASTINGS OLD TOWN. Accessed via a passageway, the property is tucked away from the hustle and bustle of the High Street and boasts a PRIVATE REAR COURTYARD, perfect for relaxing in the evenings. Internally, the cottage has been refurbished to a very high standard, featuring top-quality fixtures and fittings, some supplied by the same company that served our late queen.

Built in 1792, the cottage exudes style and comfort, with underfloor heating on the ground floor and a stunning electric stove. It is furnished with a thoughtfully curated selection of furniture that must be seen to be truly appreciated. Both double bedrooms are beautifully decorated, and the bathroom features handmade tiles above the sink, a roll-top bath, and a separate shower cubicle facing an exposed brick wall. From the side window, you can enjoy views over the Old Town toward the funicular railway.

A short walk will take you to Hastings town, where you can easily access Hastings mainline railway station. Please note that there is no parking available at the property, but local car parks and permit spaces are within a short walking distance. Any permits required will need to be purchased directly from the council at an additional cost. The property has an EPC rating of D.

Terms: £1295 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.

Reception Room/Dining Room

Kicthen

Bathroom

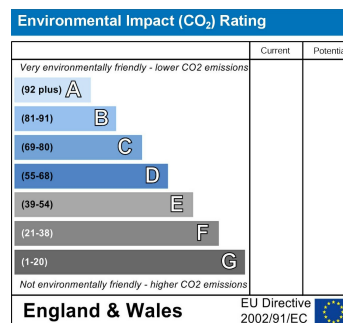
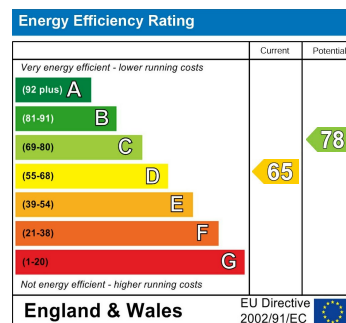
Bedroom

Bedroom

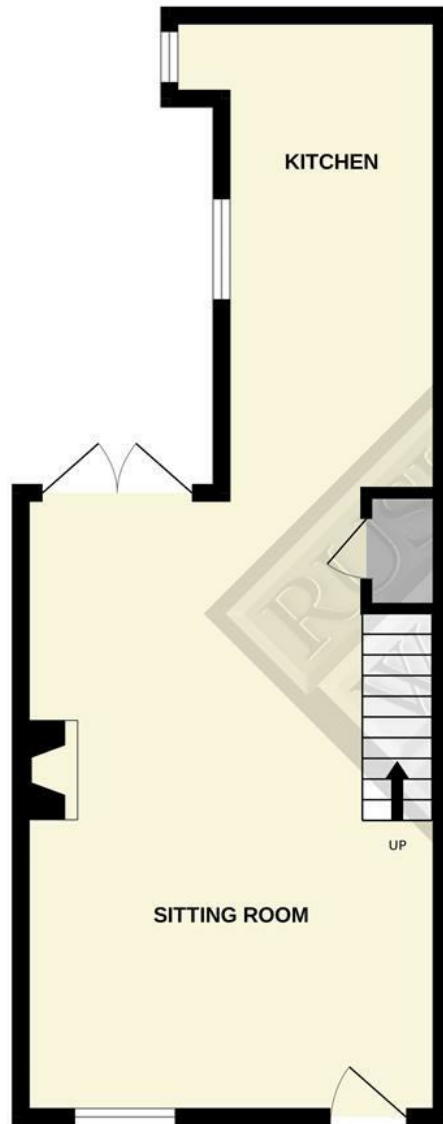
Rear Courtyard

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.



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

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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