

**RUSH
WITT &
WILSON**



**9 Market Gardens, Hastings, TN35 4DS
£1,750 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.

Step inside to discover a welcoming covered porch that leads to an inviting entrance hallway complete with a convenient WC. The heart of the home is a beautifully designed kitchen featuring a central island and double doors that seamlessly connect to the garden, perfect for entertaining. This kitchen is equipped with high-end appliances, including an integrated fridge/freezer, oven, hob, and dishwasher, ensuring a delightful cooking experience. Adjacent to the kitchen, a separate utility room provides practical space with plumbing for a washing machine, while the spacious lounge invites you to relax with its double doors opening to the garden beyond. As you ascend to the first floor, you will find two generously sized double bedrooms, with the master suite boasting a luxurious en-suite shower room for added privacy. A third single bedroom and a stylish family bathroom complete the upper floor, providing ample space for the entire family.

Outside, the property features a charming patio area at the rear and beautifully raised lawn, ideal for outdoor gatherings and peaceful moments. Additionally, enjoy the convenience of an undercover carport, along with an extra off-road parking space beside your new home.

Terms: £1750 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.

Entrance hallway

WC

Kitchen

Utility room

Lounge

First floor landing

Bedroom 1

En-suite shower room

Bedroom 2

Bedroom 3

Bathroom

Rear garden

Car port

Allocated parking space

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.





