

**RUSH  
WITT &  
WILSON**



**11 Hawthorn Road, Hastings, TN35 5HW  
£850 Per Month**

A delightful one bedroom ground floor apartment with its own private rear garden with views across the town and an off road parking space. The property further benefits from gas central heating EPC: D. Council tax band A.

Accommodation comprises: Private entrance with hallway leading to lounge with patio doors out to rear garden, separate kitchen with cooker, large double bedroom with a wall of built in wardrobes, bathroom. Terms: £850 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 CMP002697).

**Hallway**  
2'10 x 13'7 (0.86m x 4.14m)

**Living Room**  
10'8 x 17'2 (3.25m x 5.23m)

**Kitchen**  
7'7 x 8'7 (2.31m x 2.62m)

**Bedroom**  
11'9 x 9'8 (3.58m x 2.95m)

**Bathroom**  
5'10 x 6'3 (1.78m x 1.91m)

**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 a very low risk of flooding from Rivers , sea and surface water.





