

**RUSH  
WITT &  
WILSON**



**20 Winterbourne Close, Hastings, East Sussex TN34 1XG  
£1,395 Per Month**

This well presented THREE BEDROOM DETACHED house is located in an extremely desirable area within proximity of Hastings Town Centre and benefiting from a GARAGE , driveway, enclosed rear GARDEN & shed with power ,gas central heating and DOUBLE GLAZING. EPC Rating C. Council band D.

Accommodation Comprises: Hallway with downstairs cloakroom, large reception room with patio doors to the garden and fitted kitchen .To the first floor there are two double bedrooms with built in wardrobes and a further single bedroom with cupboard and views over the town and sea. Family bathroom with shower over bath. Garden to the rear with patio, front garden with garage and off road parking. View early to avoid disappointment. Terms £1609.00 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) 446916/430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

**Lounge/Diner**

**Kitchen**

**Cloakroom**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Garage**

**Garden**

**Agents notes**

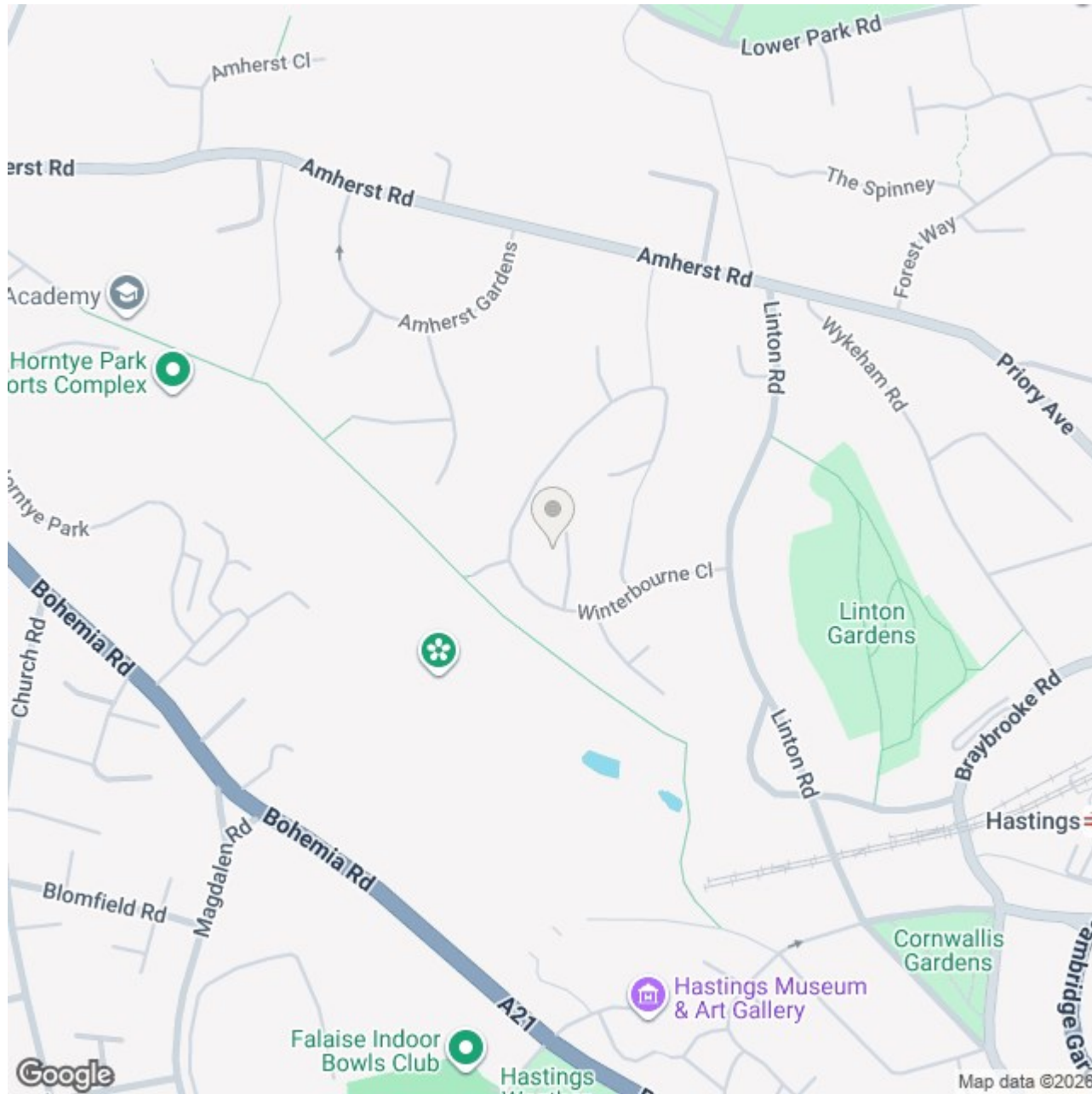
These particulars are produced in good faith, but are intended

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 risk of flooding from surface water and very low from rivers and seas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		59
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		





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