



OAKFIELD



The Courtyard, Hastings, TN34 1TR  
£1,450 Per Calendar Month



## The Courtyard, Hastings, TN34 1TR

A bright THREE BEDROOM, TWO RECEPTION ROOM family home with a garage situated within a small, quiet cul-de-sac.

It's enviably positioned within immediate reach of local parks and just a SHORT STROLL FROM THE SEAFRONT and Hastings Town centre which offers a range of shopping and leisure facilities including a mainline railway station with connections to London.

The accommodation spans THREE STOREYS with the ground floor arranged as a fitted kitchen which is positioned at the front of the property leading through to the spacious DINING ROOM where there are sliding doors giving access to the rear COURTYARD GARDEN. There is also a shower room on the ground floor, while the living room can be found on the first floor enjoying a bright DUAL ASPECT.

The three bedrooms span the upper floors, two of which are GENEROUS DOUBLE ROOMS both benefitting from BUILT-IN STORAGE, together with a NEW MODERN family bathroom. Externally there is a LOW MAINTENANCE rear garden offering the perfect spot to dine al-fresco and there is a garage providing parking for one vehicle.

Available now  
Annual income threshold £43,500  
Minimum tenancy term 6 months





## GROUND FLOOR

### Kitchen

10'7" x 9'7" (3.25m x 2.93m)

### Reception Room 1

16'6" x 11'10" (5.03m x 3.61m)

### Shower Room and WC

7'7" x 2'11" (2.33m x 0.90m)

## FIRST FLOOR

### Reception Room 2

22'6" x 9'6" (6.87m x 2.92m)

### Bedroom 1

8'1" x 7'2" (2.48m x 2.19m)

## SECOND FLOOR

### Bedroom 2

10'7" x 9'6" (3.25m x 2.92m)

### Bedroom 3

11'10" x 9'6" (3.61m x 2.92m)

### Family bathroom

8'0" x 6'2" (2.45m x 1.88m)

### Outside Space

Front garden and rear paved courtyard

### Garage

Council Tax Band D £2,554.14 per annum



## Floor Plan



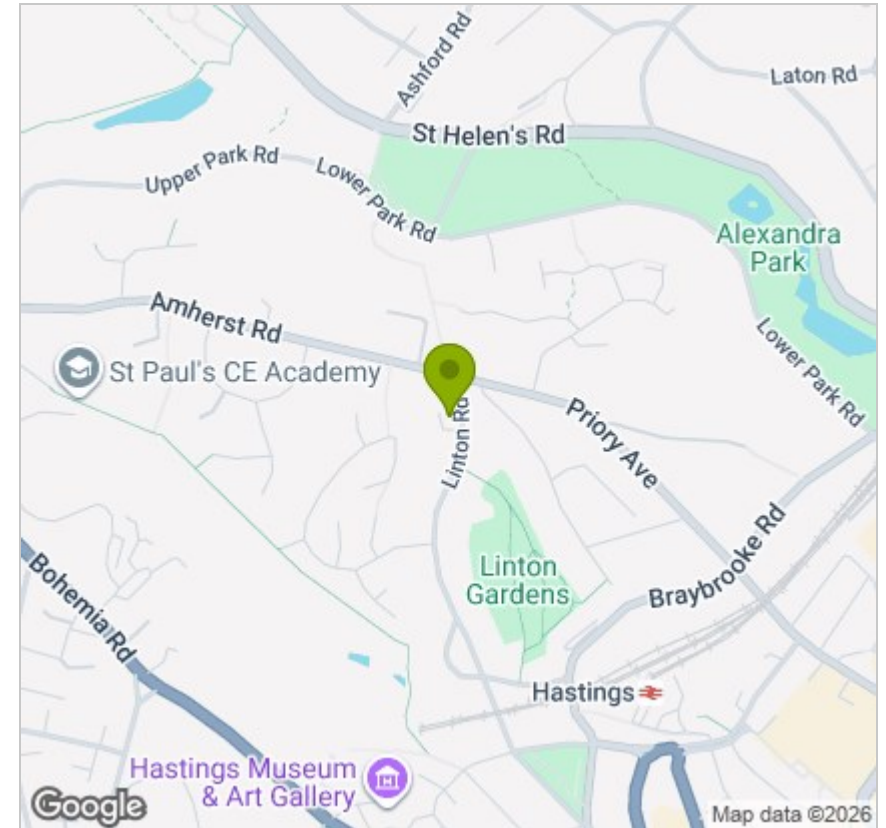
## Viewing

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

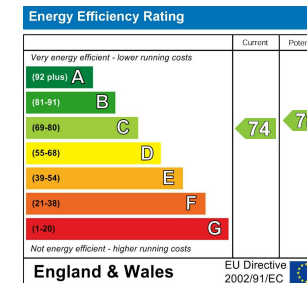
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## Area Map



## Energy Efficiency Graph



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