

**RUSH
WITT &
WILSON**



**2 Sunny Rise, Battle, East Sussex TN33 0GF
£900 Per Month**

Rush Witt & Wilson are delighted to offer this rarely available, one bedroom attached house with garden. The property benefits from being situated within a sought after private modern development, and a short distance from Battle High Street, local amenities and mainline station. EPC Rating: C. COUNCIL TAX BAND: B

Accommodation Comprises: Entrance hallway, contemporary open plan living room/kitchen with fitted appliances. Downstairs cloakroom with space & plumbing for washing machine, stairs to master bedroom with en-suite, private low maintenance garden and allocated parking space to the rear. Must be viewed to appreciate. Terms: £1038.00 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) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Reception/Kitchen
13'7" x 11'9" (4.14 x 3.58)
with open plan

Downstairs WC
with space and plumbing for washing machine

Bedroom
15'0"x 13'7" (4.57x 4.14)

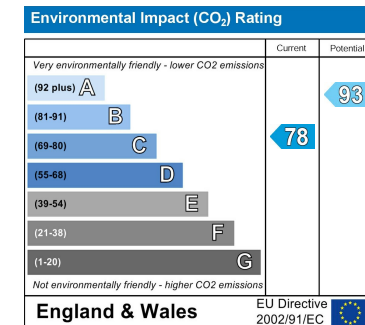
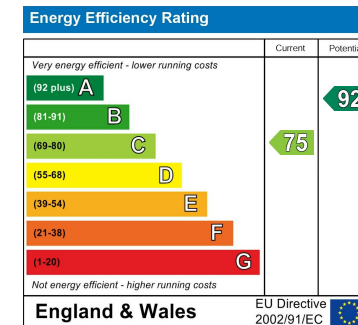
Bathroom

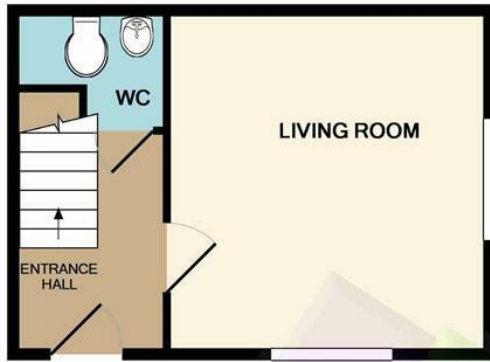
Garden

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/ According to the gov.uk website the property is located in a very low risk of flooding from Rivers , sea and surface water.





GROUND FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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