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**38A St. Marys Road, Hastings, TN34 3LW**  
**£900 Per Month**

Nestled on St. Marys Road in the charming town of Hastings, this delightful refurbished lower ground apartment is ideal for individuals or couples. The property benefits from a reception room, modern kitchen, shower room and double bedroom providing access to a private garden with decking. Includes Electric heating, EPC rating D & Council Tax band A.

The accommodation comprises of a private entrance that leads to small hallway, reception room, a modern kitchen, shower room, double bedroom and garden. Terms: £900 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).

**Entry**  
3'6 x 2'8 (1.07m x 0.81m)

**Living Room**  
10'2 x 13'10 (3.10m x 4.22m)

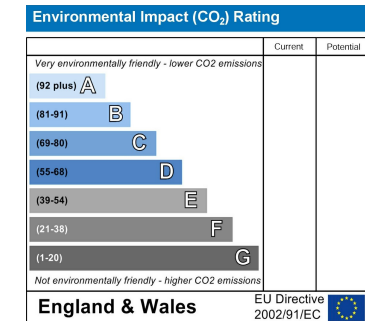
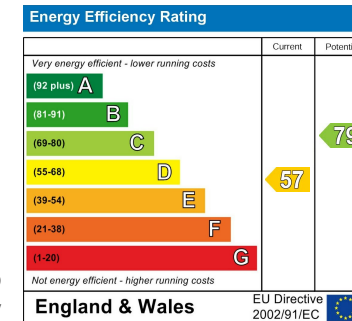
**Kitchen**  
5' x 10'8 (1.52m x 3.25m)

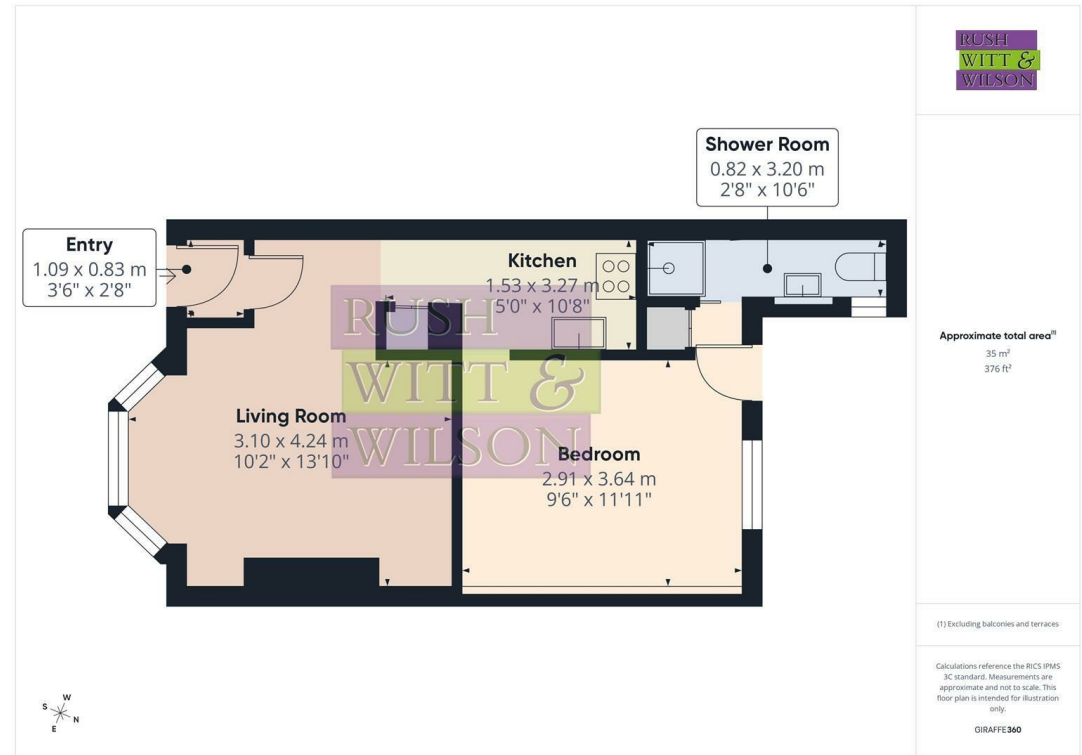
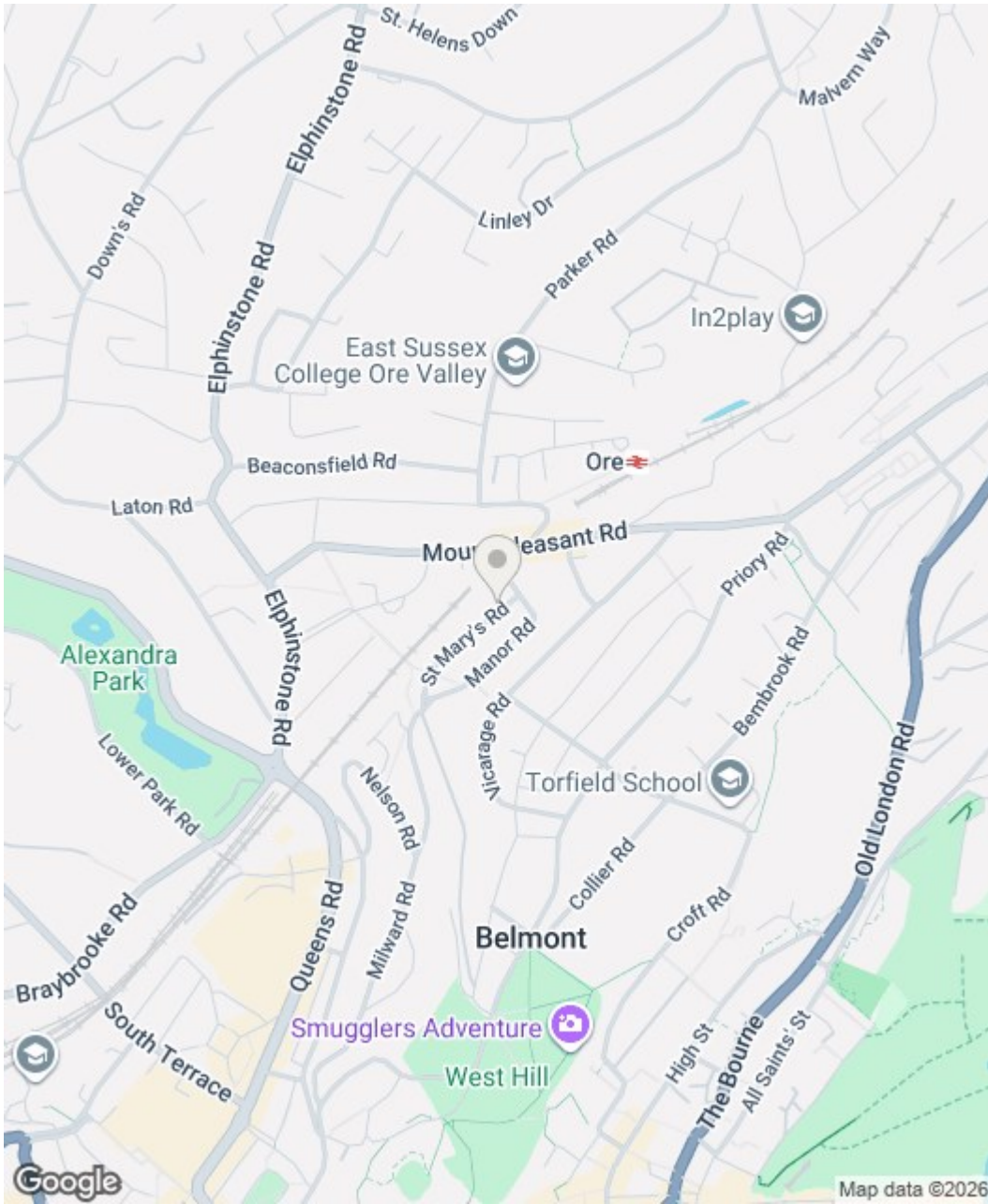
**Bedroom**  
9'6 x 11'1 (2.90m x 3.38m)

**Shower Room**  
2'88 x 110'6 (0.61m x 33.68m)

**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](http://gov.uk) website the property is located in an area at high risk of flooding from surface water and very low risk of flooding from rivers and seas.





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