

RUSH  
WITT &  
WILSON



**444 Old London Road, Hastings, East Sussex TN35 5BB**  
**£1,100 Per Month**

This well-presented TWO BEDROOM semi-detached HOUSE is situated in the desirable village of ORE, close to local amenities. The ground floor includes a spacious living room, a good-sized MODERN KITCHEN/dining room, and a MODERN BATHROOM . On the first floor, you'll find TWO DOUBLE BEDROOMS.

Additional features of the property include GAS CENTRAL HEATING, a rear GARDEN and views of Hastings from the back. The council tax band is B, and the Energy Performance Certificate (EPC) rating is D.

The surrounding area has a rich history and offers a variety of local amenities, including shops, cafes, and parks, making it an excellent choice for those who enjoy a vibrant community atmosphere.

Terms: £1100 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**

Lounge (Lounge)

**Kitchen/diner****Bathroom****Bedroom**

Double (Double)

**Bedroom**

Double (Double)

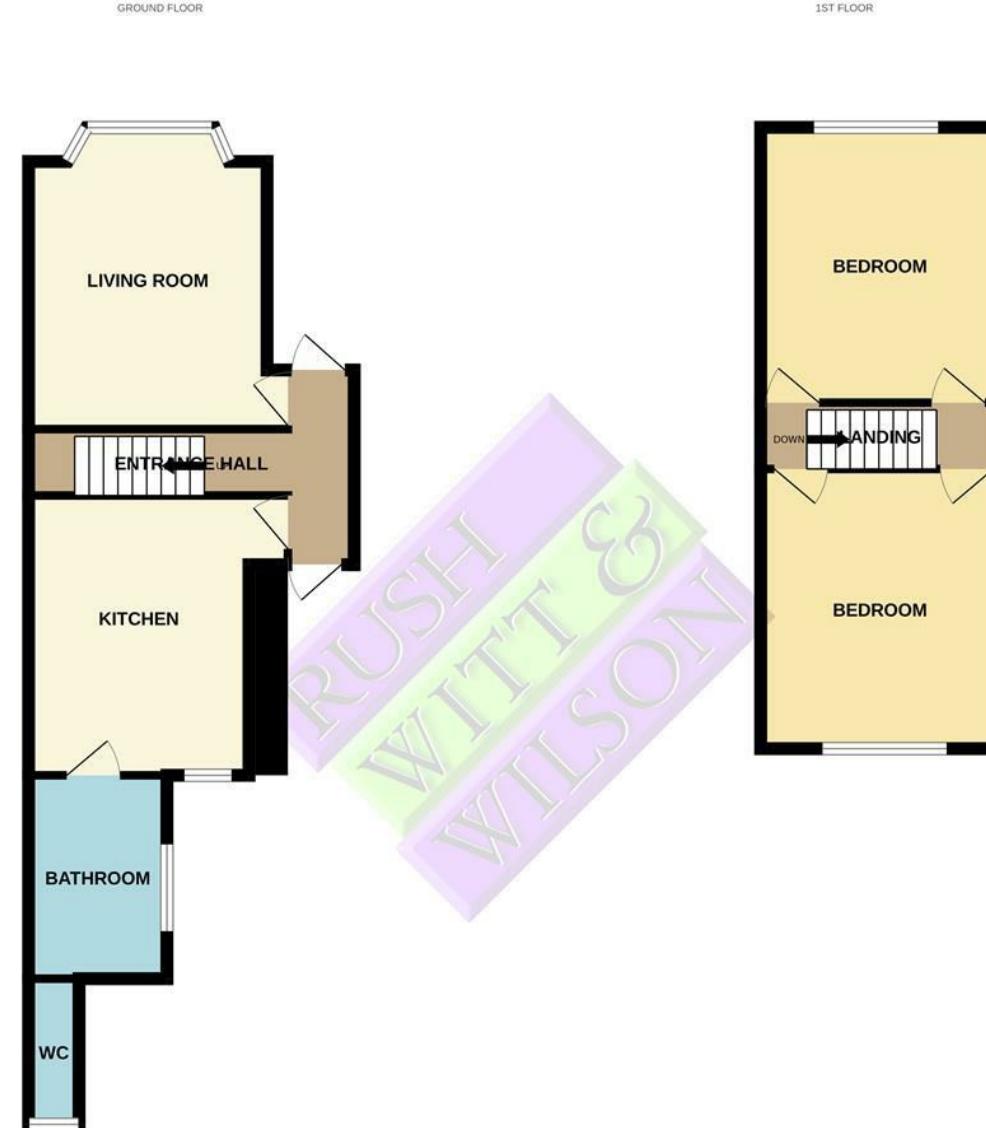
**Agents notes**

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 a very low risk of flooding from surface water and very low risk 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact		
	Current	Potential
Very environmentally friendly (92 plus) A		
(81-91) B		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly -		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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