

**RUSH
WITT &
WILSON**



**95 Linley Drive, Hastings, East Sussex TN34 2DD
£1,300 Per Month**

Rush Witt & Wilson are pleased to offer this three bedroom terraced house overlooking an area of greenery to the front of the property. The property benefits from a brand NEW kitchen and newly decorated throughout and a rear garden with outside storage. EPC rating: D, Council tax band: B.

Accommodation comprises reception room, open plan kitchen/diner with doors out to rear garden, to the first floor there are two double bedrooms, a third single bedroom and a family bathroom. There is a small courtyard area to the front of the property and then a rear garden split over two levels with an outside brick built shed for storage. Terms: £1300 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) 430011.1. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Reception room

Kitchen/diner

Bedroom 1

Double

Bedroom 2

Double

Bedroom 3

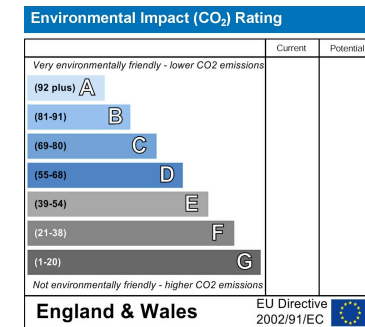
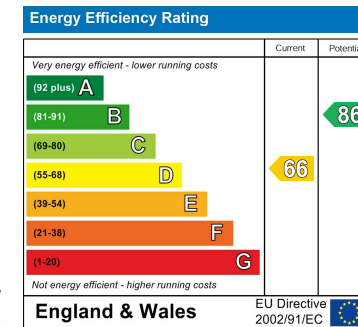
Single

Bathroom

Agents Notes

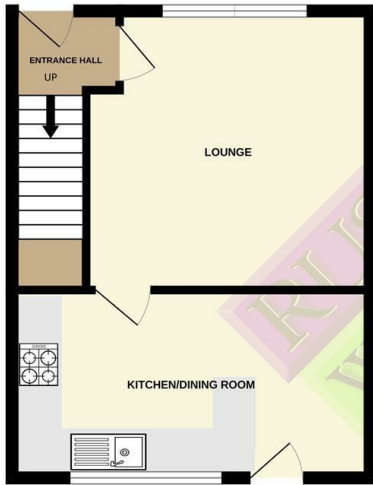
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars 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 an area at very low risk flooding from surface water and very low risk of flooding from rivers and seas.



GROUND FLOOR

1ST FLOOR



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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