



**23 Mount Road,  
Hastings, East Sussex TN35 5LB  
£1,350 Per Month**

Rush Witt & Wilson are delighted to offer this well presented three bedroom terraced house with a wealth of original features. Further benefits from being in the popular Clive Vale location and in walking distance to Hastings Old Town and local schools. View quickly to avoid disappointment. Available mid August. EPC: D

Accommodation comprises: Hallway, Open plan living/dining room. Modern fitted kitchen /breakfast room with integrated appliances, modern bathroom with bath and shower cubicle, two double bedrooms and a further single bedroom. Well established low maintenance rear garden. Terms £1350 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 Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

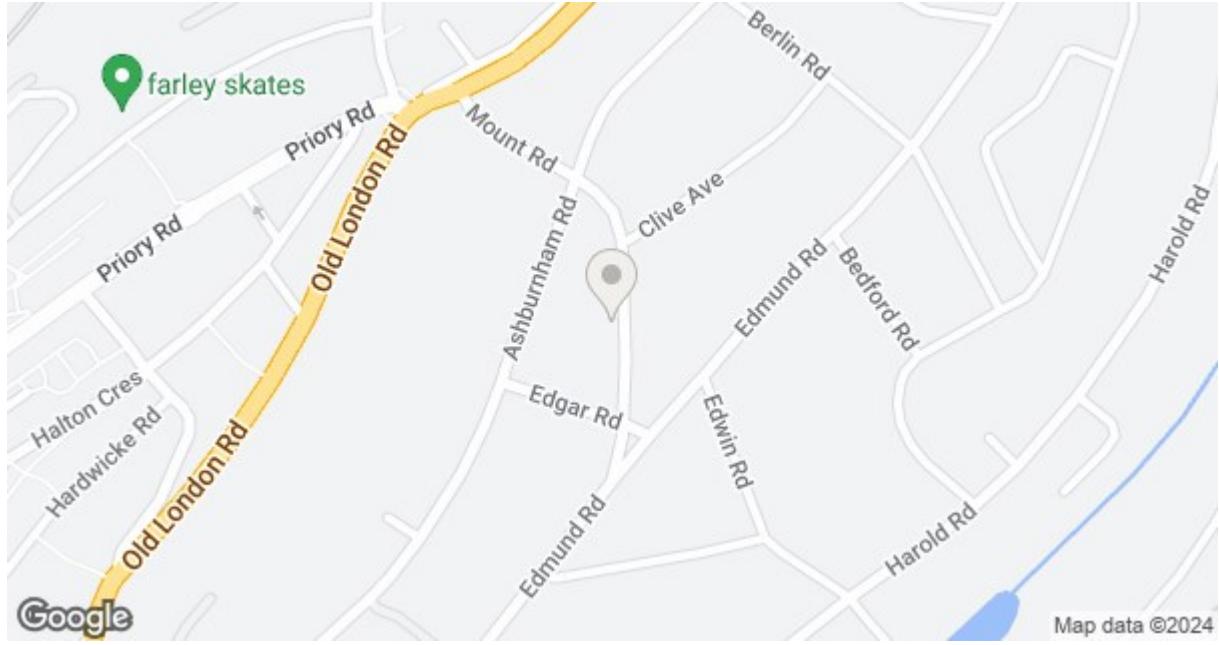


**Reception****Kitchen****Bedroom****Bedroom****Bedroom****Bathroom****Agents notes**

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.

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**RUSH  
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WILSON**



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