

**RUSH
WITT &
WILSON**



**33 Fairlight Road, Hastings, East Sussex TN35 5ED
£1,600 Per Month**

This well presented end-of-terrace Victorian house boasts four well-proportioned bedrooms set out over two floors. This home benefits from gas-fired central heating and double-glazed windows. Situated on the northern outskirts of Hastings, the property is within easy walking distance of Hastings Country Park and local amenities in Ore with easy access to excellent bus routes nearby. EPC rating C

Accommodation comprises: Entrance hall that leads to a double aspect living room, an open-plan kitchen-diner and family room which provides ample space along with integrated cooker, microwave fridge and dishwasher. The upstairs landing leads to four spacious bedrooms and the family bathroom which is exceptionally well-fitted, featuring a modern shower. Externally, the property boasts a large enclosed garden to the front of the property with a delightful southerly aspect, ideal for enjoying sunny days. Parking is available for a vehicle on the driveway adjacent to the house. Additionally, a useful utility/outbuilding is accessible from the garden, providing extra storage or workspace and space and plumbing for a washing machine. Terms £1600 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) 446916 / 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Hallway

2'8 x 3'4 (0.81m x 1.02m)

Living Room

11'7 x 10'8 (3.35m x 3.25m)

Open Plan Kitchen/Diner

13'10 x 20'5 (4.22m x 6.22m)

First Floor

Landing

3'9 x 13'1 (1.14m x 3.99m)

Bedroom

11'10 x 10'9 (3.61m x 3.28m)

Bedroom

7'3 x 10'7 (2.21m x 3.23m)

Bedroom

6'8 x 10'6 (2.03m x 3.20m)

Bath/Shower Room

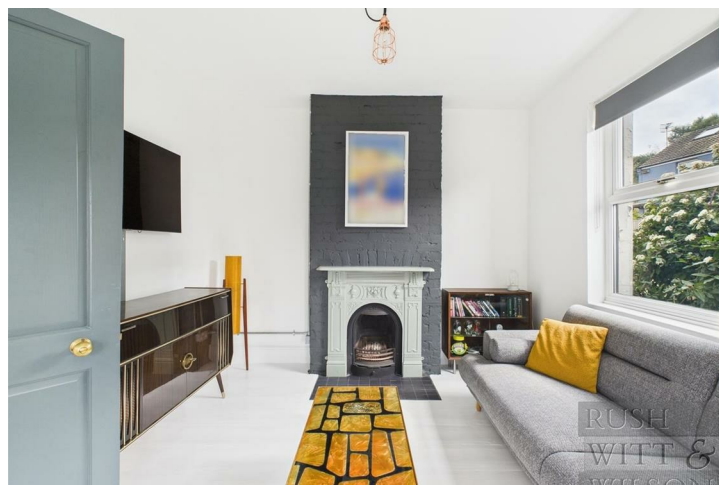
7'3 x 7'5 (2.21m x 2.26m)

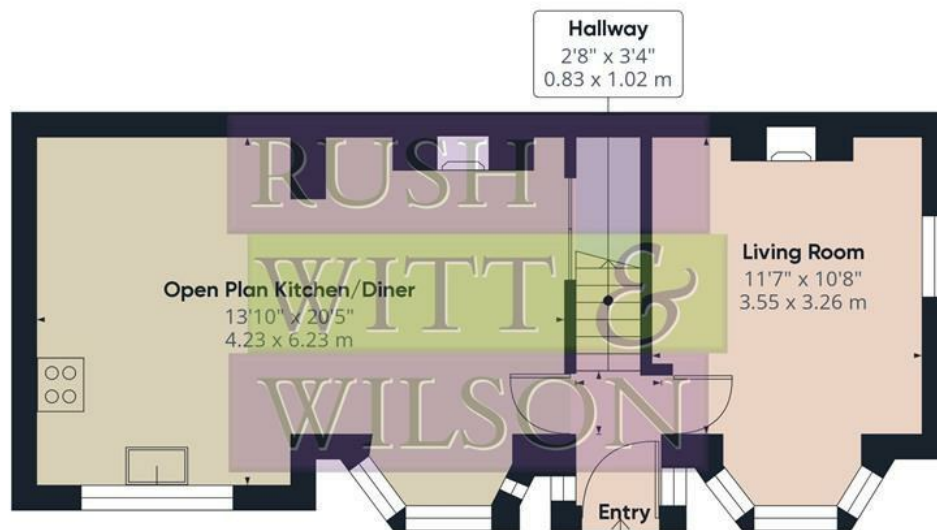
Agents notes

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 of flooding from surface water, 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		
	69	81
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		





Floor 0



Floor 1

Approximate total area⁽¹⁾

911.48 ft²
84.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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