

RUSH
WITT &
WILSON



**83a Emmanuel Road, Hastings, East Sussex TN34 3LE
£850 Per Month**

One Bedroom lower ground floor flat with private rear garden. Situated within walking distance of the West Hill and close to local amenities. The property benefits from has central heating and a brand new kitchen. EPC Rating: C . Council Tax A.

Accommodation comprises of Lounge, Kitchen, Double Bedroom and Bathroom with shower over bath. Accessed via steps to the rear of the property through the bathroom there is an enclosed garden with patio and planting area. Terms: £850 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).

Kitchen

Reception

Lounge (Lounge)

Bedroom

Double (Double)

Bathroom

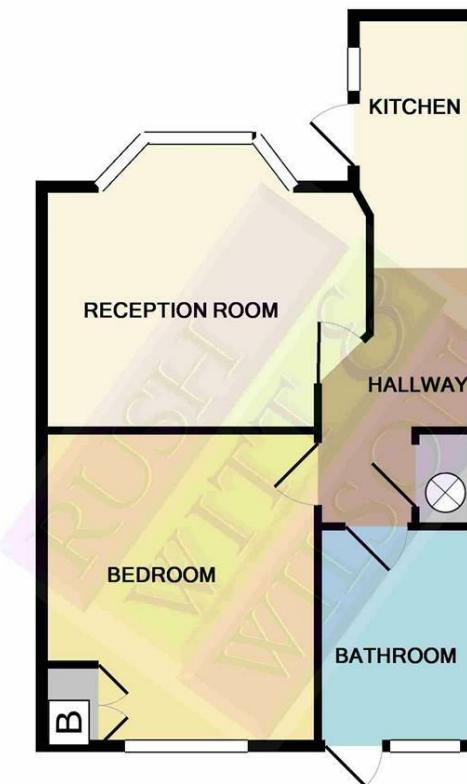
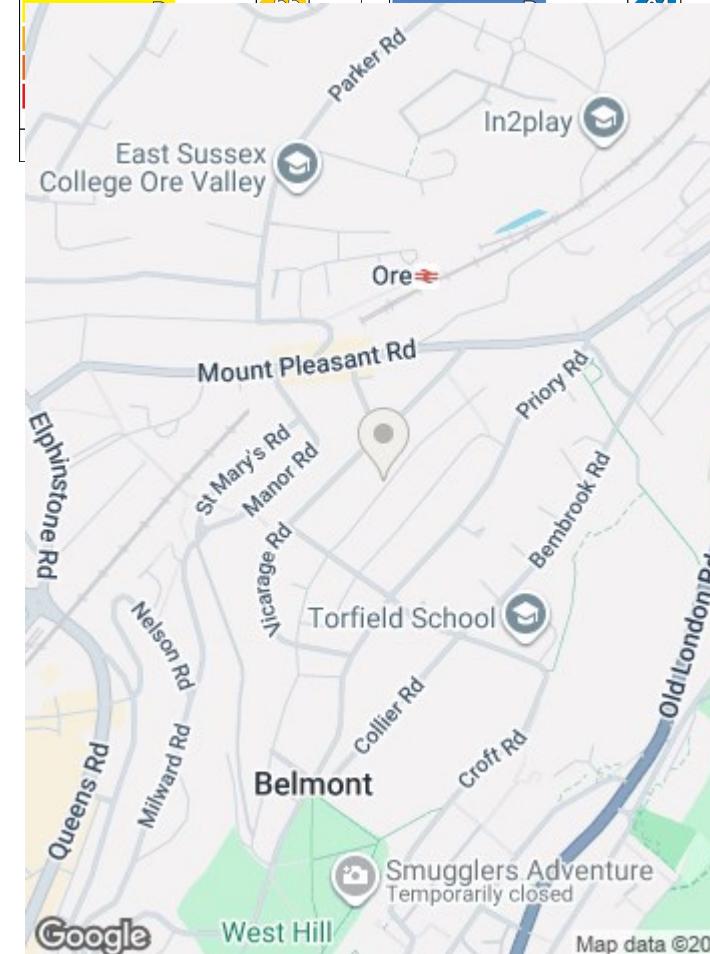
Garden

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 and rivers and seas.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C	76		
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C	79		



TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2019



1 Bexhill Road, St. Leonards-on-Sea, East Sussex, TN38 0AH
Tel: 01424 430011 | lettings@rushwittwilson.co.uk | www.rushwittwilson.co.uk



