

**RUSH
WITT &
WILSON**



**448A Old London Road, Hastings, TN35 5BB
£950 Per Month**

Two-bedroom split level flat with open plan lounge/kitchen benefiting gas central heating ,double glazing , modern kitchen with washing machine and built in fridge freezer. Within walking distance of local amenities and schools with views over Ore valley from the rear of the property.

Accommodation comprises of a hallway, open plan lounge/kitchen/diner ,Two bedrooms ,Bathroom, two large storage cupboards in hallways split over two floors.

Terms: £1096 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 (01797) 253555. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP00269.

Hallway

Lounge/kitchen/diner

Bedroom

Bedroom

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 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		
	78	78
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC





