RUSH WITT & WILSON

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Lettings & Property Management

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First Floor Flat, 6 Coghurst Road, Hastings, East Sussex TN35 5AS
£950 Per Month

A first-floor flat with its own private entrance, this purpose-built apartment boasts two well-proportioned bedrooms and a spacious living room that seamlessly connects to a modern kitchen/breakfast room. The property features double glazing throughout , gas central heating and a sunny west-facing balcony, The generous entrance hall, located on the ground floor, provides ample space for storage, The flat also includes a well-appointed shower room and off-road parking for one vehicle. Its convenient location means that local amenities, transport links, and both primary and secondary school academies are all within easy reach . Council tax band A & EPC rating D.

Accommodation comprises: Downstairs hallway with storage cupboard, internal stairs leading to upstairs hallway , two front facing bedrooms , an open plan lounge with balcony and modern kitchen / breakfast room .Terms £1069 Deposit, 1st months rent of £950 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
13'2 x 5'11 (4.01m x 1.80m)

Landing
8'8 x 7'9 (2.64m x 2.36m)

Living Room
18' x 10' (5.49m x 3.05m)

Balcony
3'8 x 9'1 (1.12m x 2.77m)

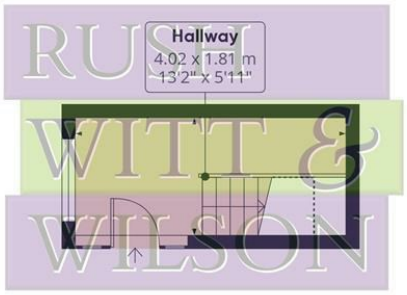
Kitchen/Breakfast Room
15'3 x 7'1 (4.65m x 2.16m)

Bedroom
14'11 x 10' (4.55m x 3.05m)

Bedroom
10'4 x 7'10 (3.15m x 2.39m)

Shower Room
6'6 7'8 (1.98m 2.34m)

Agents Note
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 a very low risk of flooding from Rivers , sea and surface water.



Floor 0



Floor 1

Approximate total area(1)

64.2 m²
689 ft²

Balconies and terraces

3.2 m²
34 ft²

Reduced headroom

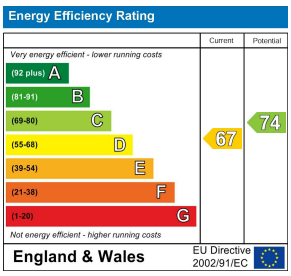
1.2 m²
13 ft²

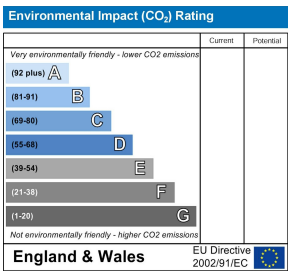
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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