

**RUSH
WITT &
WILSON**



**Flat 4, 83 St. Helens Road, Hastings, Sussex TN34 2LJ
£850 Per Month**

Rush Witt & Wilson are pleased to bring to market this beautiful top floor one bedroom apartment situated on the edge of Alexandra Park with views across the gardens. Within walking distance of Hastings Town Centre and Mainline Railway Station, this property is beautifully presented throughout, benefits from modern electric heating, a wood burning stove to the lounge and will be provided part furnished. EPC rating E. Council Tax Band A.

Situated on the third floor the accommodation comprises: Lounge/Kitchen with integrated fridge, washing machine, cooker & hob, sofa and wall mounted television. Double Bedroom with double bed and shelving unit, family bathroom with beautiful free standing roll top bath. Terms: £980 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 Redress Scheme and CMP (client money protect scheme CMP002697).

Entrance Stairs

Landing

Lounge/Kitchen

Bedroom

Bathroom

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 post code falls within an area which is at a high risk of surface water flooding (this apartment is however top floor) but very unlikely on all other potential flood risks such as reservoirs, seas, rivers or ground water.

Please note the photos have been taken before the tenants moved in.





