

**RUSH
WITT &
WILSON**



**8 Market Gardens, Hastings, TN35 4DS
£1,600 Per Month**

Located in a peaceful cul-de-sac of just 16 homes, this charming Sussex-style property offers the perfect blend of contemporary living and village tranquillity. Surrounded by stunning countryside and coastal walks, including Hastings Country Park and the Saxon Shore Way, nature is right at your doorstep. Fairlight's recreational grounds – featuring a tennis court and bowling club – are just around the corner. This property offers a very spacious, modern comfortable family home. EPC rating B. Council tax band C.

Accommodation comprises: covered porch area leading into the entrance hallway with WC, storage cupboard, kitchen with central island, large lounge with double doors leading out to the garden. The kitchen benefits from integrated appliances including fridge/freezer, oven, hob, washing machine & dishwasher. To the first floor there are two large double bedrooms with the master bedroom boasting an en-suite shower room, a third single bedroom and a family bathroom. Externally the property benefits from a patio area to the rear of the property with steps up to a raised area of lawn. To the side of the property there are two allocated off road parking spaces. Terms: £1846.00 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 hallway

WC

Kitchen

Lounge

First floor landing

Bedroom 1

En-suite bathroom

Bedroom 2

Bedroom 3

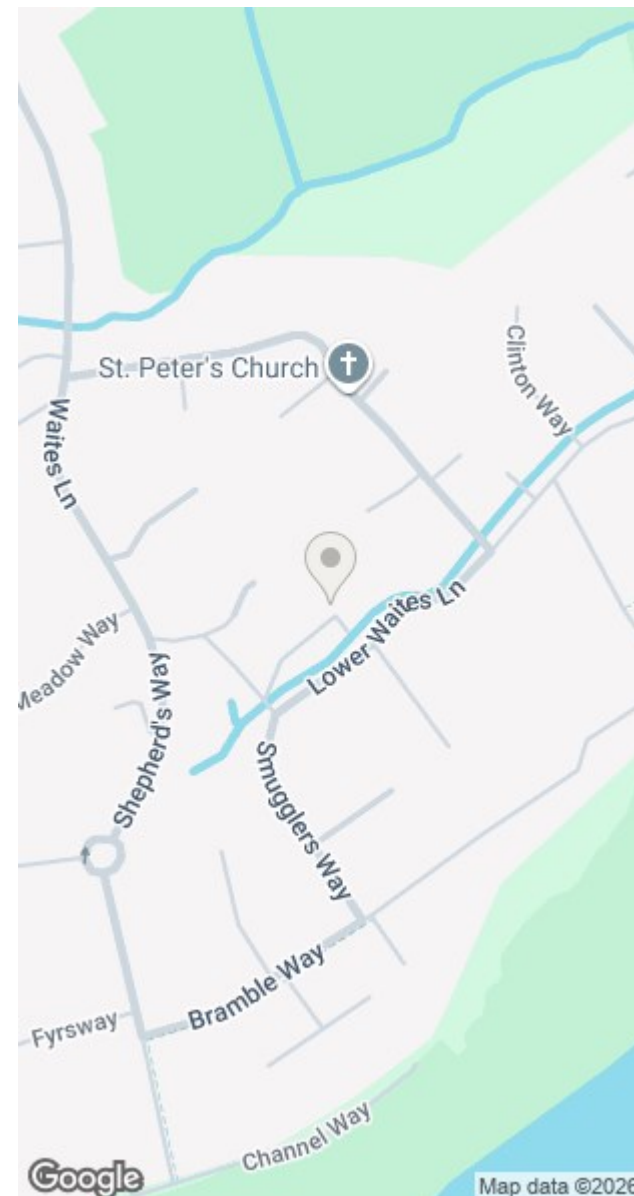
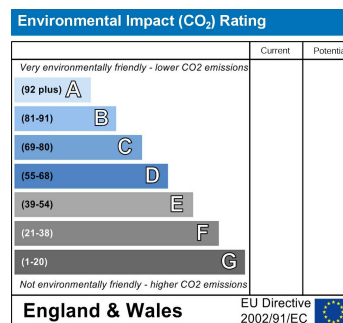
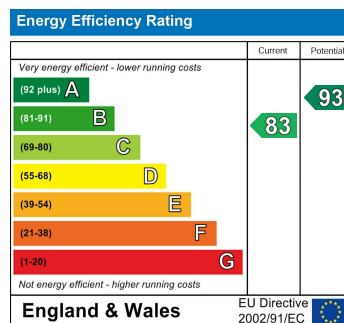
Bathroom

Rear Garden

Two off road parking spaces

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 an area very low risk of flooding.





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



