



**37 Waites Lane,
Hastings, East Sussex TN35 4AX
£1,175 Per Month**

**** PRICE REDUCTION **** Rush Witt & Wilson are pleased to offer this three bedroom bungalow which must be seen to fully appreciate the size. The property further benefits from gas central heating, a garage, off road parking for two cars and a beautiful rear garden, EPC rating: D

Accommodation comprises: Entrance hallway, lounge, kitchen, utility room, double bedroom, double bedroom, single bedroom, bathroom and separate shower room. Terms: £1175 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 Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Entrance hallway

Lounge

Kitchen

Utility room

Bedroom one
double (double)

Bathroom

Bedroom two
double (double)

Bedroom three

Shower room

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		
	59	73
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		
	51	66
England & Wales		EU Directive 2002/91/EC



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