



**Tollgate Lock New Winchelsea Road,
Rye, Sussex TN31 7UG
£625 Per Month**

ONLY A SHORT WALK FROM TOWN. Rush, Witt & Wilson are pleased to offer a well presented first floor apartment forming part of a popular purpose built block on the outskirts of Rye. Communal gardens and an allocated parking space. Available End December. EPC rating: C

The spacious and light accommodation comprises large living / dining room, fitted kitchen, double bedroom and modern bathroom. Terms: £625 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) 224000. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Reception

LIVING / DINING (LIVING / DINING)

Kitchen

KITCHEN (KITCHEN)

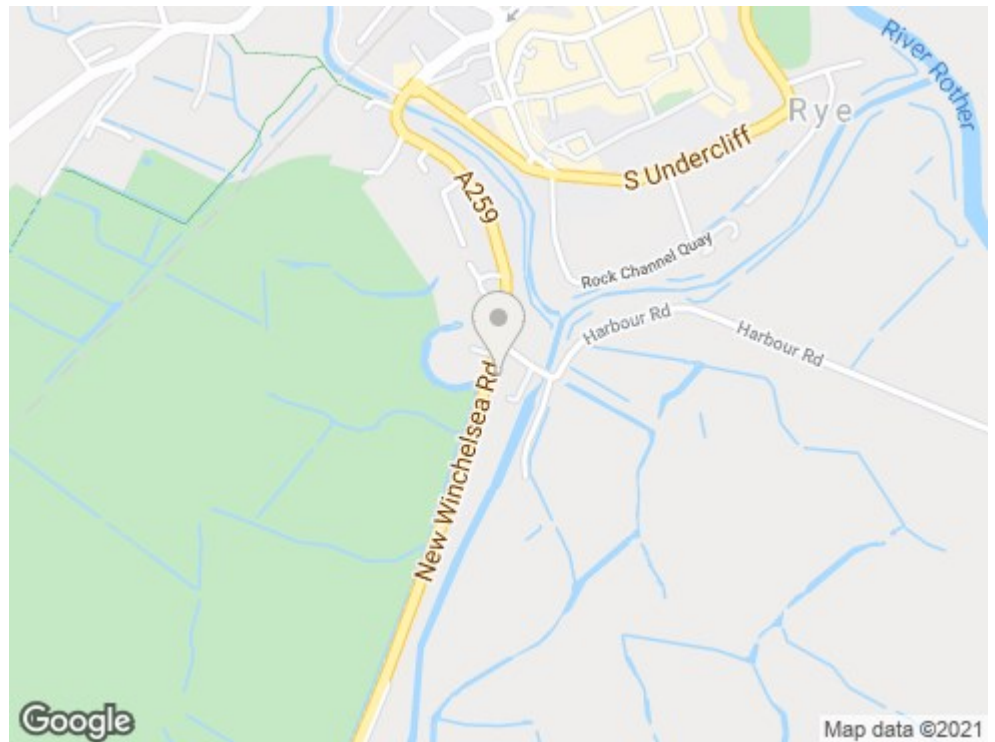
Bedroom

DOUBLE (DOUBLE)

Bathroom

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		
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	



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