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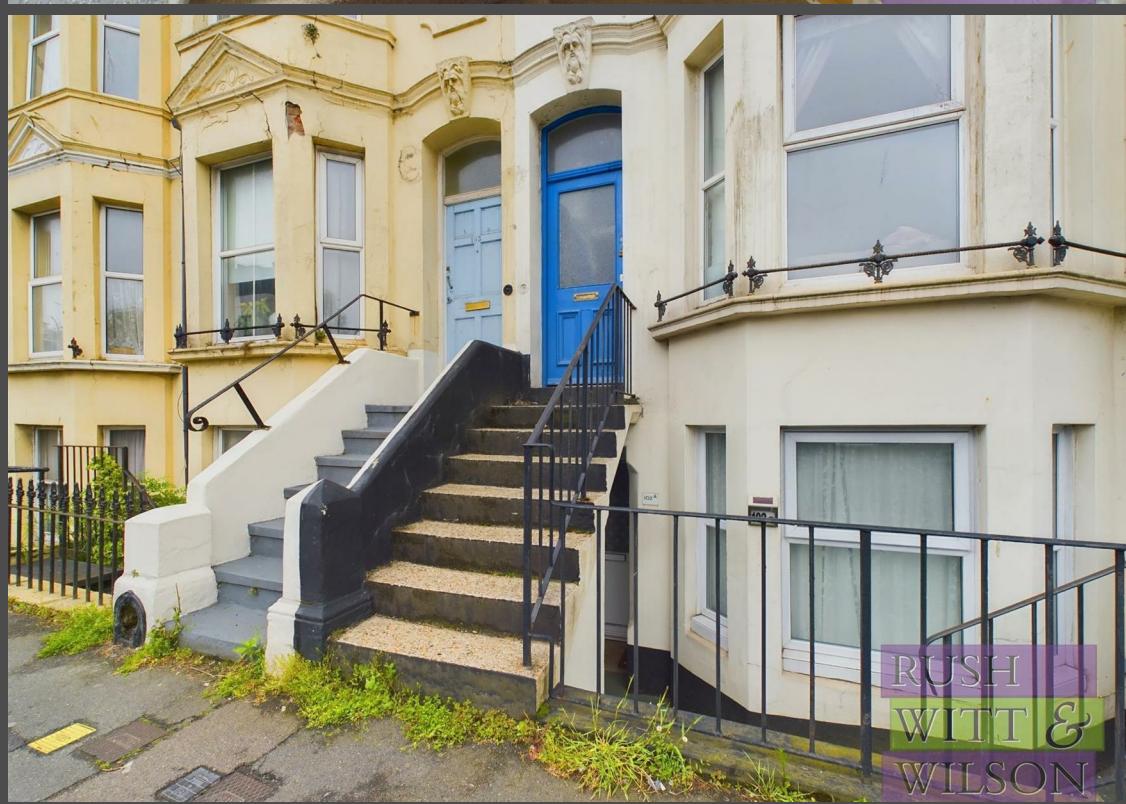
**Top Floor Maisonette, 102 Queens Road, Hastings, TN34 1RL**  
**Offers In Excess Of £160,000**

Rush Witt & Wilson are pleased to welcome to the market this TWO BEDROOM MAISONETTE located in the central regions of Hastings Town. If you are seeking an apartment well positioned for access to local shops, train stations and shops then this is worth of your consideration. Offered to the market with NO ONWARD CHAIN and a new lease upon completion with share of freehold, this property boasts access via its own private entrance. On the entrance level you have the BAY FRONTED living room located to the frontal aspect with the kitchen/breakfast room located to the rear. The main bathroom is considered a good size and completes the layout of the entrance level. Making your way up the internal stairs you will reach the two bedrooms with the main bedroom towards the front of the property spanning the whole width of the property. As you come up the stairs you will notice a door that takes you out to an area of outside space above the bathroom, this space is ideal to catch the morning sunshine. The property appeals to any purchaser looking to add their own style too and would be an ideal consideration for a first purchase.

We look forward to showing you around this two storey apartment on Queens Road.









Approximate total area<sup>(1)</sup>

778.56 ft<sup>2</sup>

72.33 m<sup>2</sup>

Reduced headroom

15.08 ft<sup>2</sup>

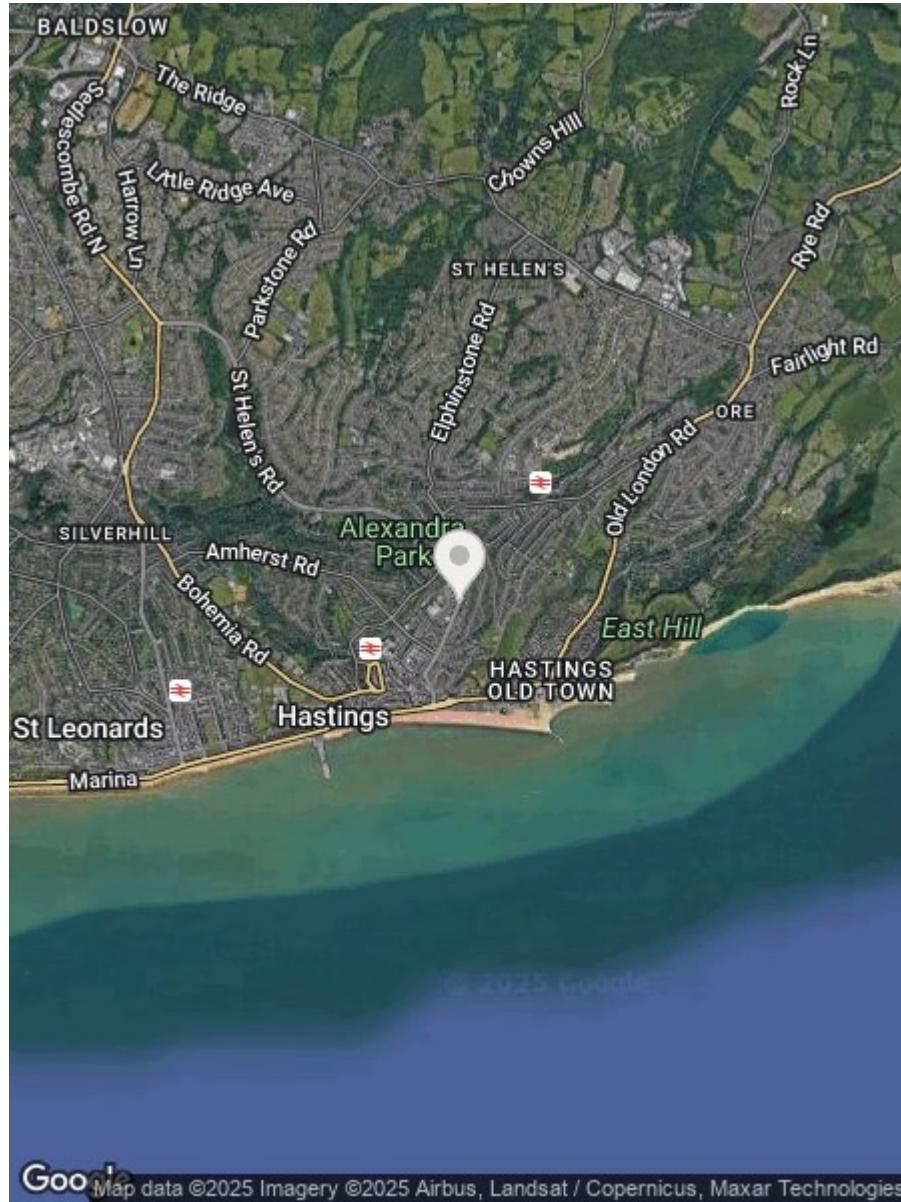
1.4 m<sup>2</sup>



(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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