



**Top Floor Maisonette, 5 Cornwallis Terrace,  
Hastings, East Sussex TN34 1EB  
£170,000**

Rush Witt & Wilson welcome to the market this rather impressive three bedroom maisonette that occupies the second and third floors of this period residence that can be found within Hastings town centre and just a short walk from the Old Town. The accommodation offers an entrance stairwell, bathroom suite, main reception room, fitted kitchen, double bedroom, to the upper floor a further two double bedrooms and a shower room/wc. Further notes of interest include a long 122 year lease and the building benefitting from extensive renovation works. Early viewings are encouraged via appointed agents, Rush Witt & Wilson to avoid disappointment.

### Communal Entrance Hall

Stairs rising to private entrance door with stairs rising to:

### Inner Lobby

Entryphone system, door providing access to:



### Half Landing

Carpet as laid, radiator, carpeted stairs rising to the upper floor, doors off to the following:

### Bedroom One

14'7 x 12'1 (4.45m x 3.68m)

Double glazed window to rear, carpet as laid, radiator.



### Bathroom/WC

10'6 x 6'9 (3.20m x 2.06m)

Double glazed opaque window to rear, panel enclosed bath with wall mounted shower over and fitted shower rail, low level wc, wash hand basin set into a vanity unit with a tiled splashback, radiator, vinyl flooring.



### Kitchen

8'7 x 6' (2.62m x 1.83m)

Double glazed sash window to front, range of matching wall and base units with work surfaces over, sink unit with side drainer, four ring gas hob with electric oven set below, part tiled walls, radiator, space for fridge/freezer.



### Living Room

14'6 x 12'1 (4.42m x 3.68m)

Two double glazed sash windows to front, carpet as laid, radiator.



## Upper Floor

### Landing

Carpet as laid, space and plumbing for machine, space for tumble dryer, radiator, doors off to the following:



### Bedroom Two

12'6 x 11'11 (3.81m x 3.63m)

Double glazed window to rear, feature fireplace, radiator, carpet as laid.



### Bedroom Three

12'6 x 11'1 (3.81m x 3.38m)

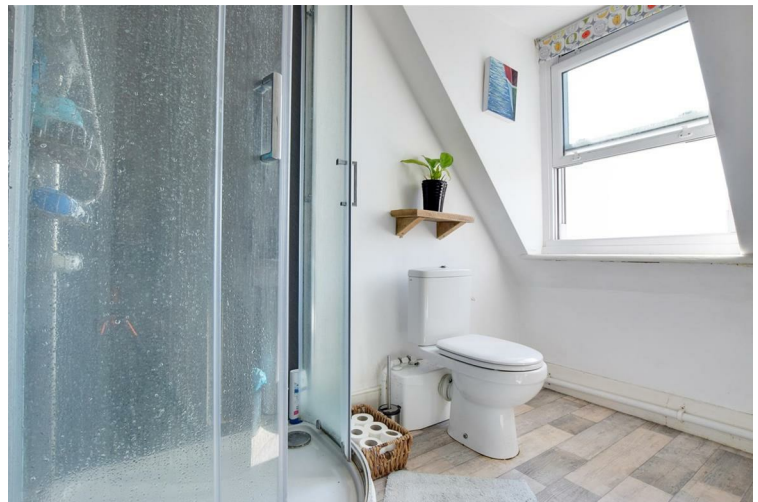
Double glazed sash window to front, feature fireplace, radiator, carpet as laid.



### Shower Room/WC

7'3 x 6'3 (2.21m x 1.91m)

Double glazed sash window to front, corner shower cubicle with glass bi-fold doors and wall mounted shower control, low level wc, pedestal wash hand basin, laddered heated towel rail, vinyl flooring.



### Tenure

### Lease

Approximately 122 years remaining.

### Ground Rent

TBA

### Maintenance

40% share as and when required.

### Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

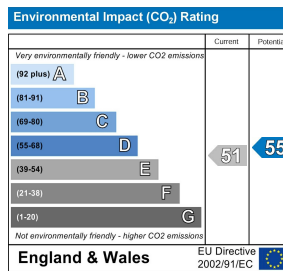
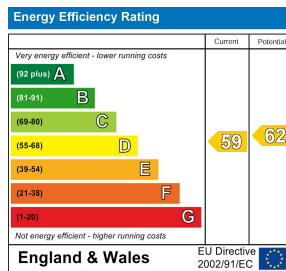
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

2ND FLOOR

3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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