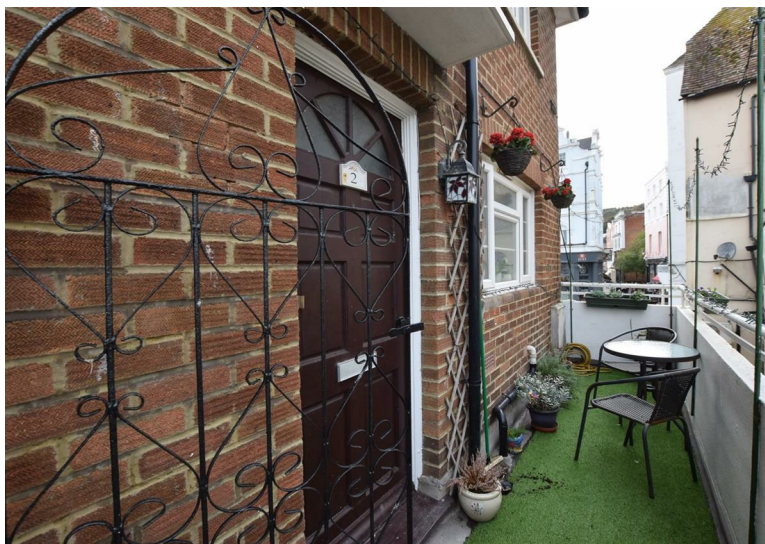


**RUSH
WITT &
WILSON**



**2 Hastings Wall East Street, Hastings, East Sussex TN34 3AP
Offers In Excess Of £235,000**

If you have ever wanted to live by the sea then this three bedroom maisonette in the historic Old Town is for you. This unique and rarely available property has come to the market unexpectedly and is ideally positioned in the heart of the Old Town with views over the promenade and sea. The vibrant Hastings Old Town is best known for its independent shops, cafes, 5 star rated pubs and restaurants as well as the Stables Theatre and Jerwood art gallery. The apartment comprises via the private elevated balcony, entrance hall, kitchen/breakfast room, spacious living room with beautiful views towards the sea and promenade, to the second floor three large bedrooms with two of the bedrooms enjoys breath-taking views and a family bathroom/wc. Further benefits include double glazing, gas fired central heating, a long lease along with low cost service charge and ground rent. The property is seen as a fantastic property for multiple buyers, whether you are looking for an apartment by the sea as a second home or a downsizing move this property must be seen as properties like this rarely stay available for any length of time and all viewings should be booked immediately to avoid disappointment with the vendor's sole agents.



Communal Entrance

Entryphone system, the maisonette is accessed via the communal rear courtyard with steps rising to the first floor, private gate and entrance door leading through to:

Private Entrance Hall

Stairs rising to the upper floor, carpet as laid, understairs storage cupboard, radiator, dado rail, doors off to the following:

Kitchen/Breakfast Room

14'6 x 9'1 (4.42m x 2.77m)

Double glazed window to rear, range of matching wall and base units with work surfaces over, inset sink unit with side drainer, space and plumbing for washing machine and dishwasher, space for fridge/freezer, space for range style cooker with cooker hood set above, part tiled walls, wall mounted Worcester boiler, vinyl flooring.

Lounge

15'4 x 12'1 (4.67m x 3.68m)

Double glazed window to front enjoying fantastic views over the seafront promenade and the sea, feature fireplace, picture rail, carpet as laid, radiator.

Upper Floor**Landing**

Carpet as laid, doors off to the following:

Bedroom One

15'8 x 10'4 (4.78m x 3.15m)

Double glazed window to front enjoying fantastic views over the seafront promenade and the sea, carpet as laid, picture rail, radiator.

Bedroom Two

11'2 x 9'4 (3.40m x 2.84m)

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

Bedroom Three

12'6 x 6'5 (3.81m x 1.96m)

Double glazed window to front enjoying fantastic views over the seafront promenade and the sea, carpet as laid, picture rail, radiator.

Shower Room/WC

7'2 x 6' (2.18m x 1.83m)

Double glazed opaque window to rear, corner shower cubicle with wall mounted control, low level wc, pedestal wash hand basin, laddered heated towel rail, fully tiled walls, laminate flooring, over-stairs storage cupboard with slatted shelves.

Outside**Communal Rear Garden**

Large area of block paved patio with raised flower bed borders, enjoying views to the East Hill lift.

Tenure**Lease**

99 year lease.

Ground Rent

£10 per annum.

Maintenance

Currently £50 pcm.

Agents Note

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

are given for guidance only and are approximate and should not be relied upon for any other purpose.

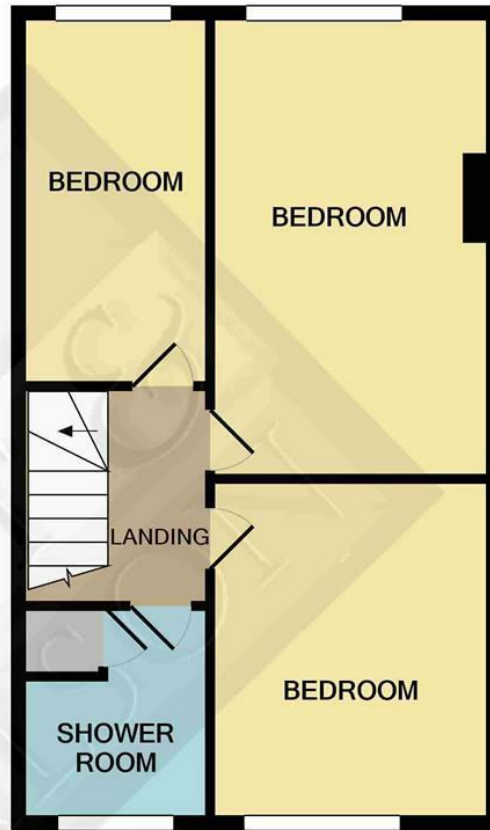
It should also be noted that measurements quoted







GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.7 SQ.M.)

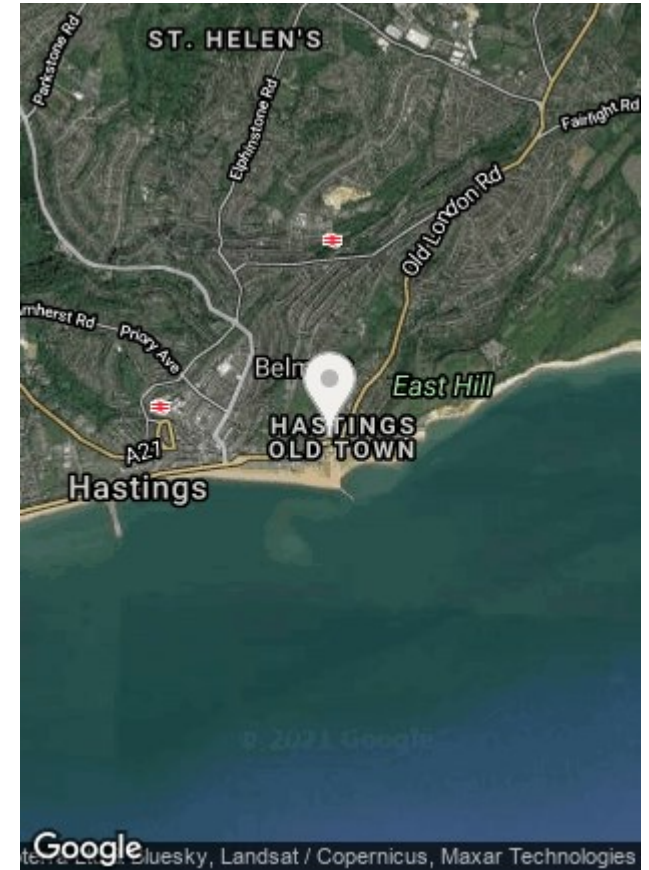


1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**RUSH
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