

**RUSH  
WITT &  
WILSON**



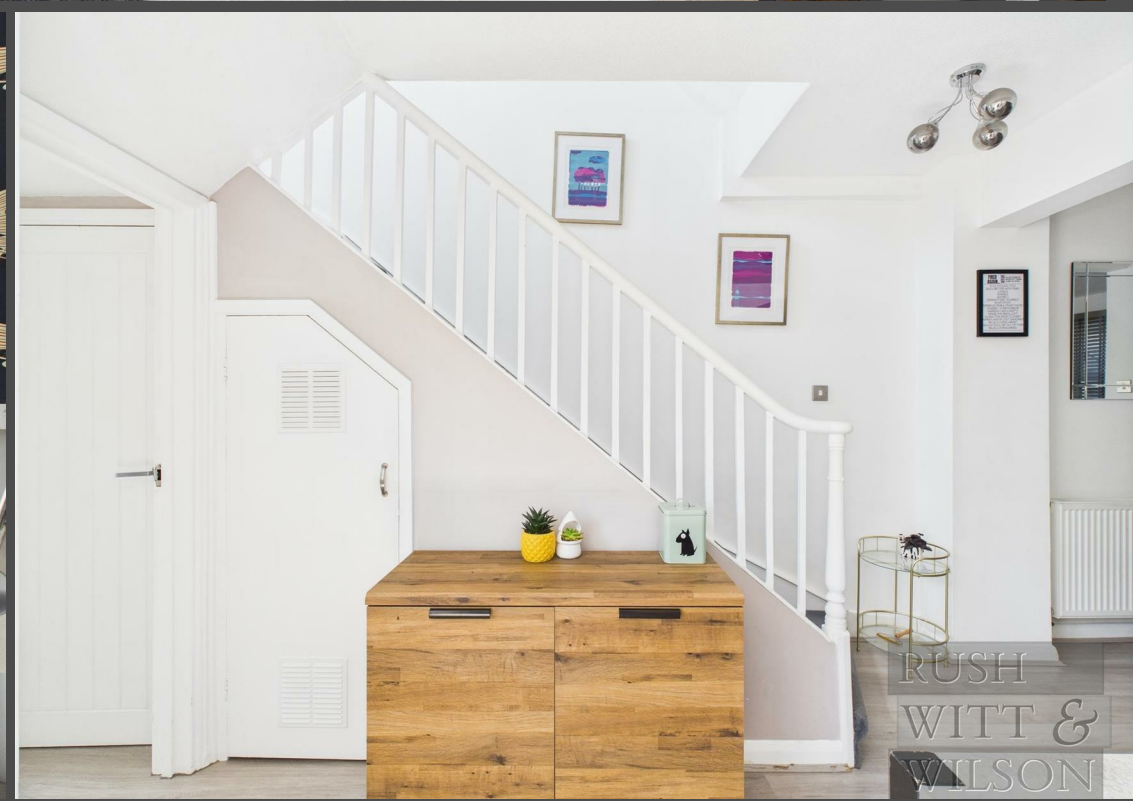
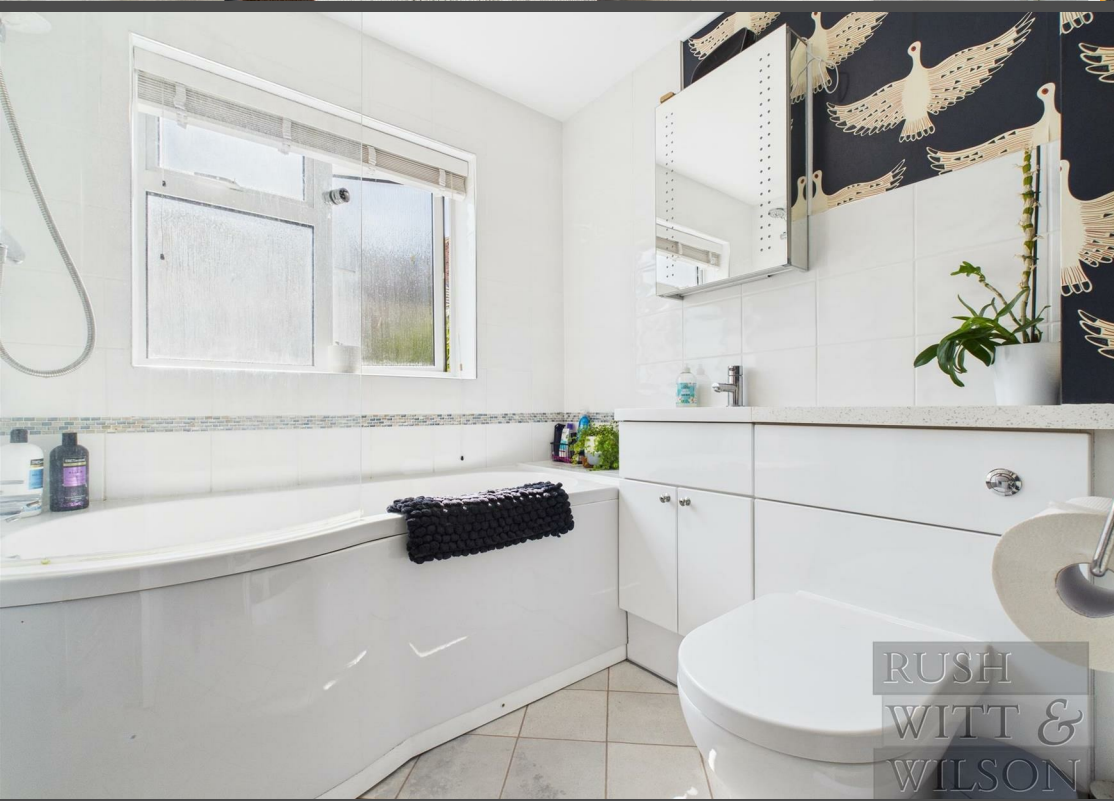
RUSH  
WITT &

**17A Earl Street, Hastings, TN34 1SG  
£215,000 Leasehold**

Nestled in the vibrant heart of Hastings, we are pleased to present this charming two-bedroom maisonette on Earl Street, perfect for those seeking a blend of comfort and convenience. This well-maintained property boasts a delightful open-plan kitchen and living room, creating a warm and inviting space for relaxation and entertaining. The living area features patio doors that lead directly to a private enclosed garden, a true sun trap, complete with a patio and seating area, ideal for enjoying the outdoors. The kitchen is thoughtfully designed with sleek white wall and base units, and is equipped with modern appliances including an integrated fridge/freezer, dishwasher, electric hob, and oven, making it a joy for any home cook. The bathroom is practical and stylish, featuring a panel bath, low-level WC, and wash hand basin, ensuring all your needs are met. Additional storage is available under the stairs and in a separate cupboard, providing ample space for appliances and personal belongings. Upstairs, you will find two generously sized bedrooms, both benefiting from double glazing and laminate flooring, ensuring a peaceful and comfortable retreat. This maisonette is ideally located just a short stroll from local amenities, the train station, and the beautiful seaside, making it perfect for those who appreciate the convenience of town living. Whether you are a first-time buyer or looking for a rental opportunity, this property offers a wonderful lifestyle in a sought-after area. Don't miss the chance to make this lovely maisonette your new home.









Floor 0



Floor 1

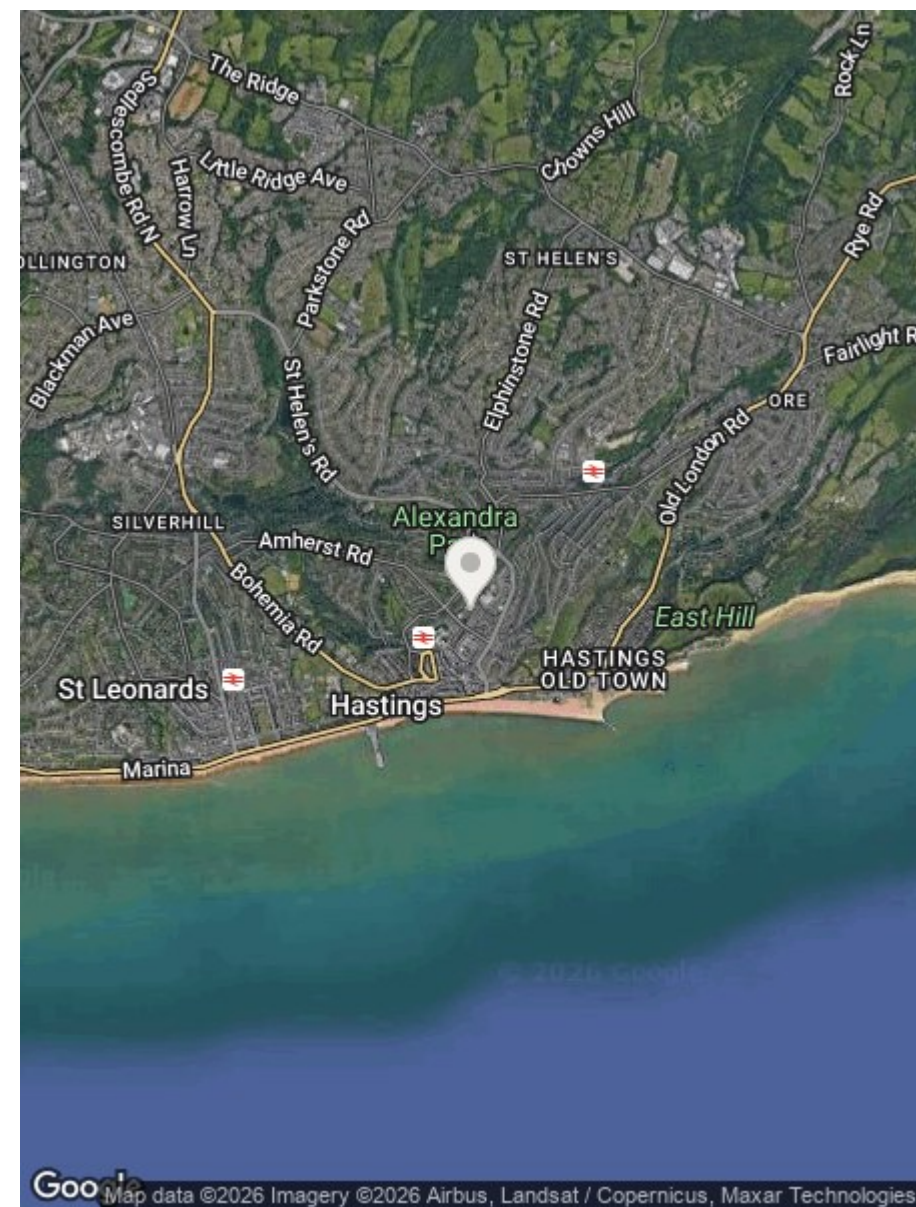
Approximate total area<sup>(1)</sup>

68.3 m<sup>2</sup>  
735 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



**Residential Estate Agents**  
Lettings & Property Management



**Rother House Havelock Road**  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk