

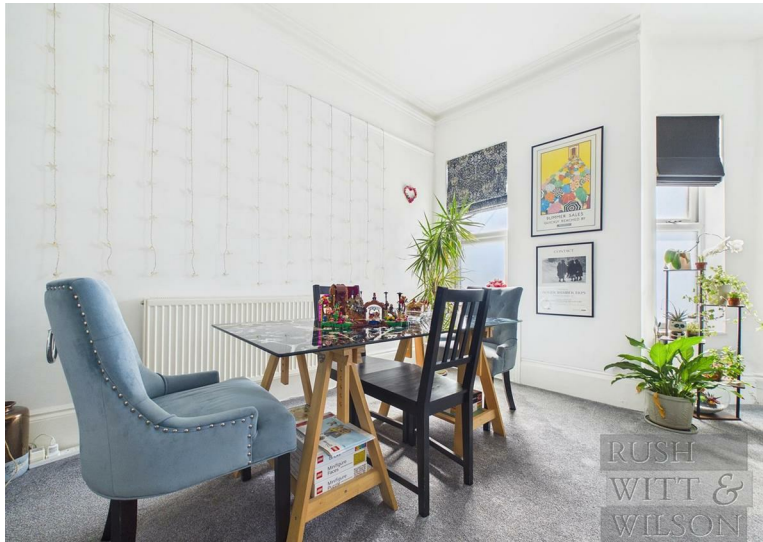
**RUSH  
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RUSH  
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**Upper Maisonette, 63 Mount Pleasant Road, Hastings, TN34 3SJ**  
**£180,000 Leasehold**

This first and second floor maisonette offers beautifully arranged accommodation over two floors enjoying a bright and spacious feel throughout, with the impressive living/dining room serving as the heart of the home. Featuring high ceilings, an attractive bay window and dual-aspect windows, this elegant space is flooded with natural light, creating a welcoming atmosphere ideal for both relaxing and entertaining. The separate kitchen is well-appointed with a range of fitted units, offering ample worktop and storage space, while the family bathroom completes the main level. Upstairs, there are two generously sized bedrooms, both enjoying plenty of natural light and offering comfortable, versatile accommodation. Externally, the property benefits from an allocated parking space to the front, providing added convenience. Ideally situated within easy reach of Hastings town centre, the seafront, local shops, cafés, restaurants and excellent transport links, this charming maisonette presents an ideal opportunity for first-time buyers, downsizers or investors alike.







### 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 |         |           |

77

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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) <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 |         |           |

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Floor 0



Floor 1

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

85.1 m<sup>2</sup>

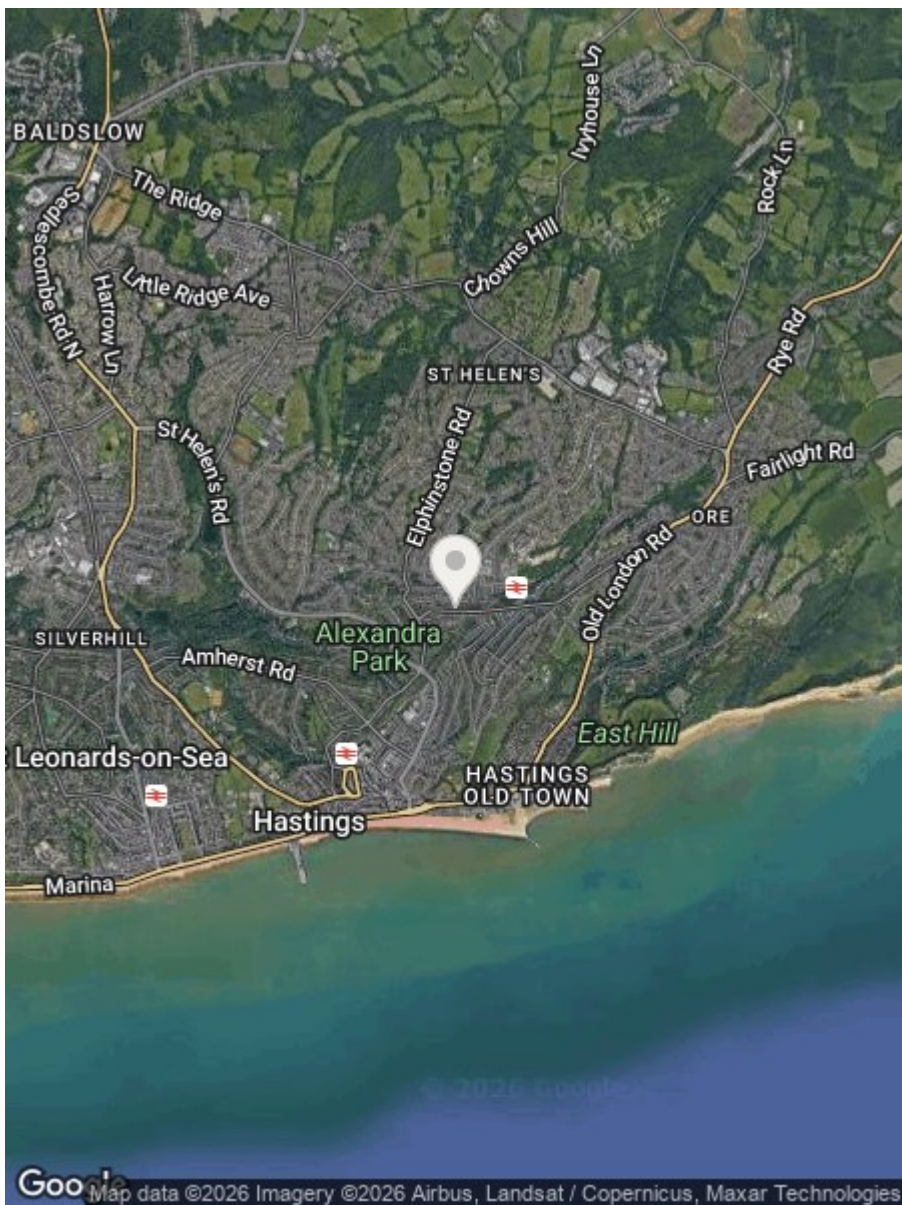
915 ft<sup>2</sup>

(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.

GIRAFFE 360





Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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