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**Flat 4, 8 Upper Maze Hill, St. Leonards-On-Sea, East Sussex TN38 0LQ
£325,000**

Rush Witt & Wilson are pleased to welcome to the market this beautifully maintained first floor apartment offering a seamless move-in experience with its spacious and modernised layout. Nestled in the highly desirable Burton St Leonards area, it boasts proximity to local amenities. Part of a conversion of four properties, this apartment features well-appointed accommodations accessible through a communal entrance. The interior includes a generous open-plan main reception room, a kitchen/diner, two double bedrooms, and a bathroom/WC. This home is certainly worthy of your time and we look forward to showing you around.







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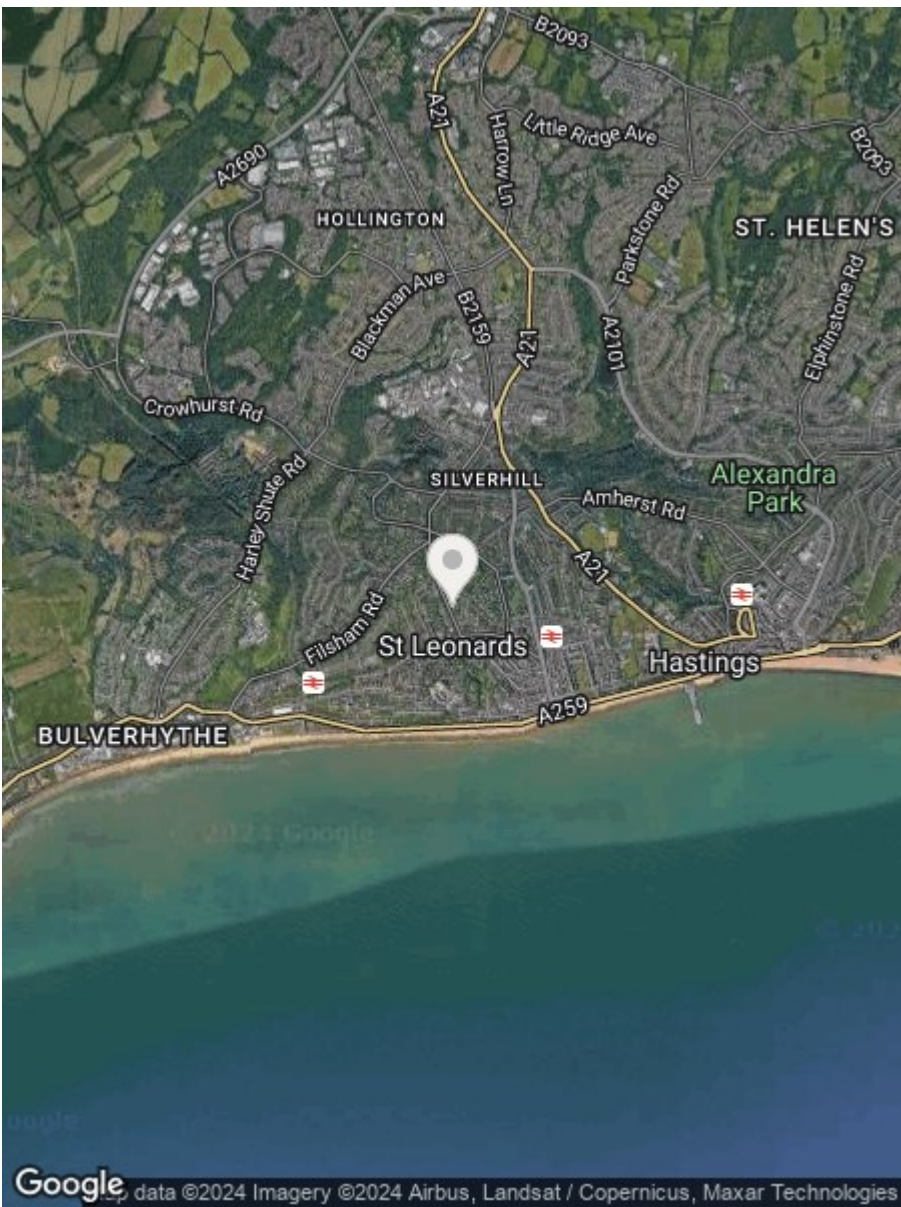
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Approximate total area⁽¹⁾
726.53 ft²
67.5 m²

(1) Excluding balconies and terraces

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



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**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**