

RUSH  
WITT &  
WILSON



RUSH  
WITT &

**30 Barley Lane, Hastings, TN35 5NX**  
**£270,000**

**Rush Witt & Wilson welcome to the market this charming property located in a semi rural location on Barley Lane in the picturesque town of Hastings. This delightful house, built in the 1920's boasts a perfect blend of character and convenience. Upon entering, you are greeted an inviting reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features two double bedrooms, offering ample space for a small family or accommodating guests. The house includes a kitchen and a well-maintained bathroom on the ground floor, ensuring comfort and convenience for all residents. Conveniently located within easy reach of the Old Town and on the edge of the Hastings Country Park, you'll have access to a variety of amenities, including shops, restaurants and cultural attractions as well as schools for all ages. Don't miss the opportunity to make this charming property your own and experience the best of Hastings living. Contact us today to arrange a viewing and take the first step towards calling this house your home.**





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



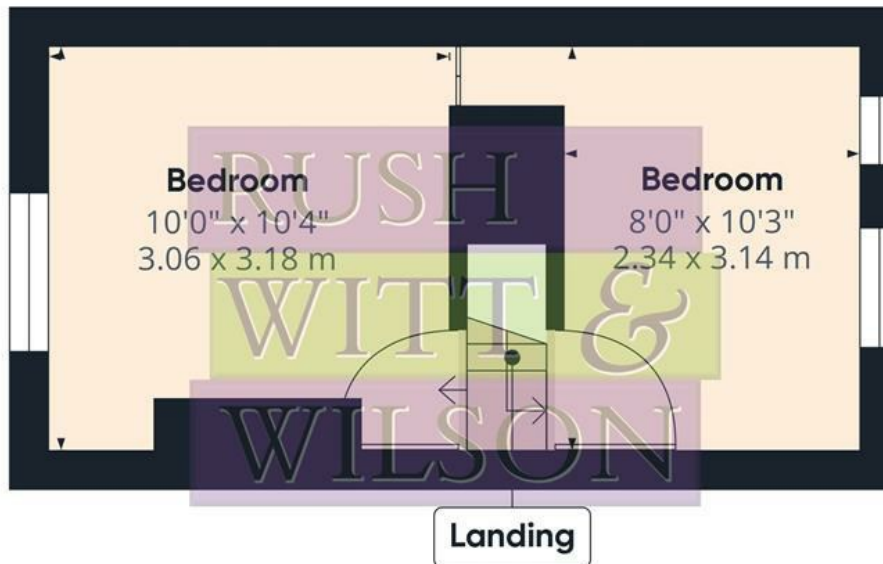
RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



Floor 0



Floor 1

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

386.32 ft<sup>2</sup>

35.89 m<sup>2</sup>

**Reduced headroom**

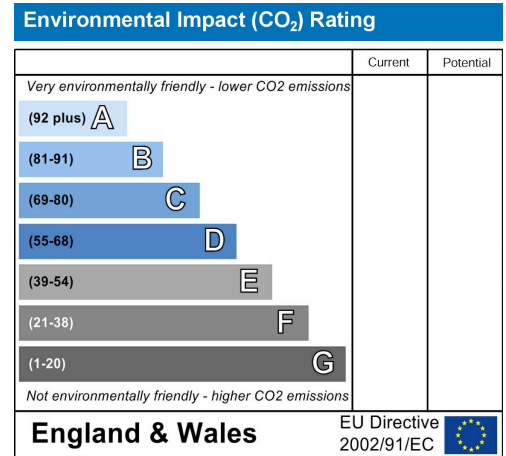
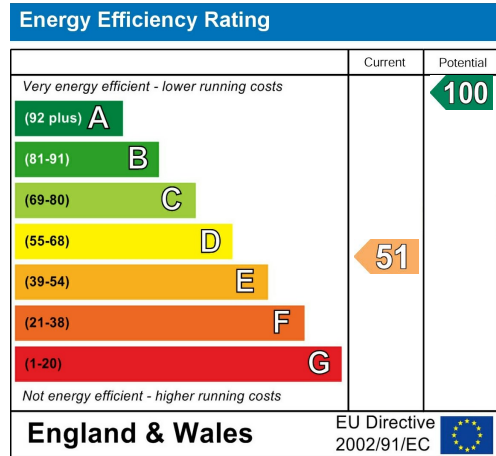
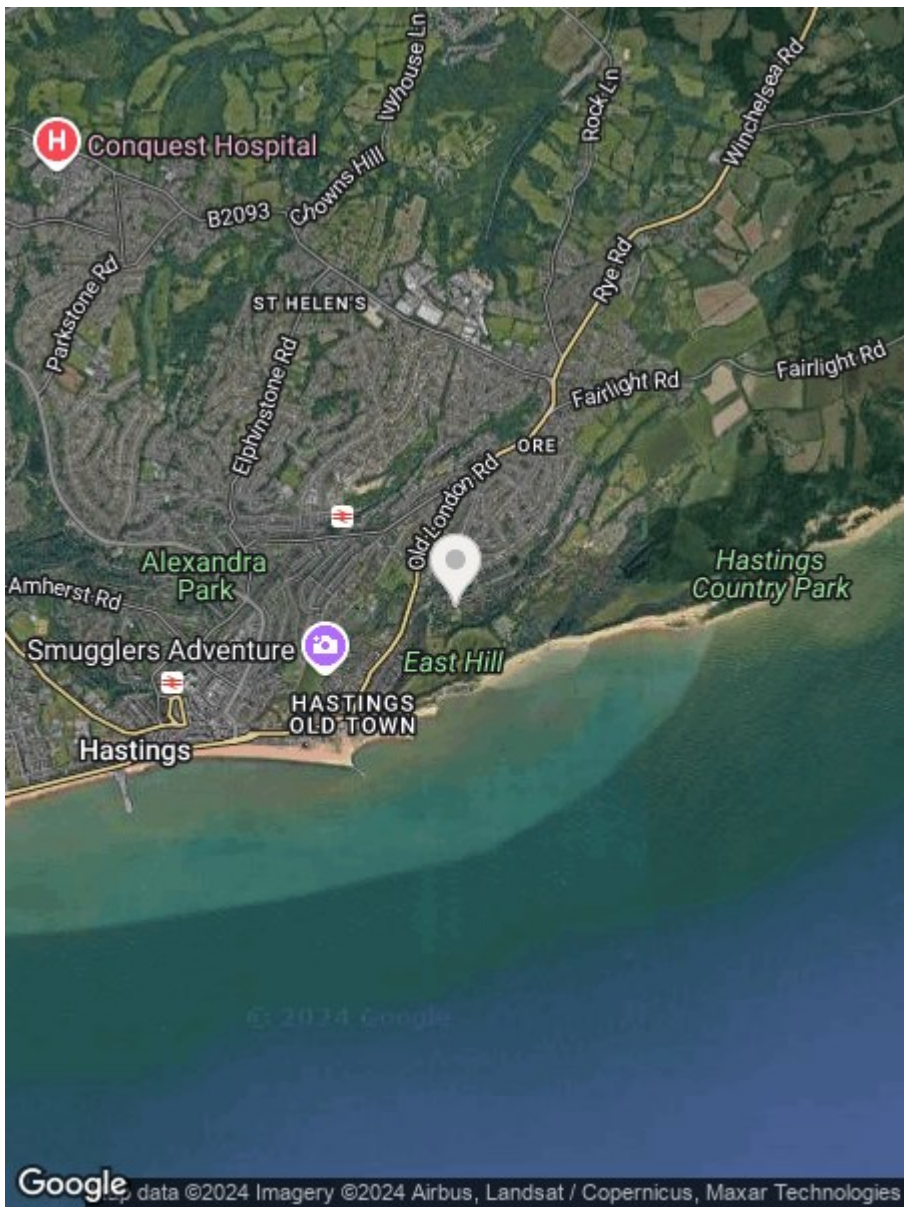
10.33 ft<sup>2</sup>

0.96 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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



**RUSH  
WITT &  
WILSON**

**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