

**RUSH
WITT &
WILSON**



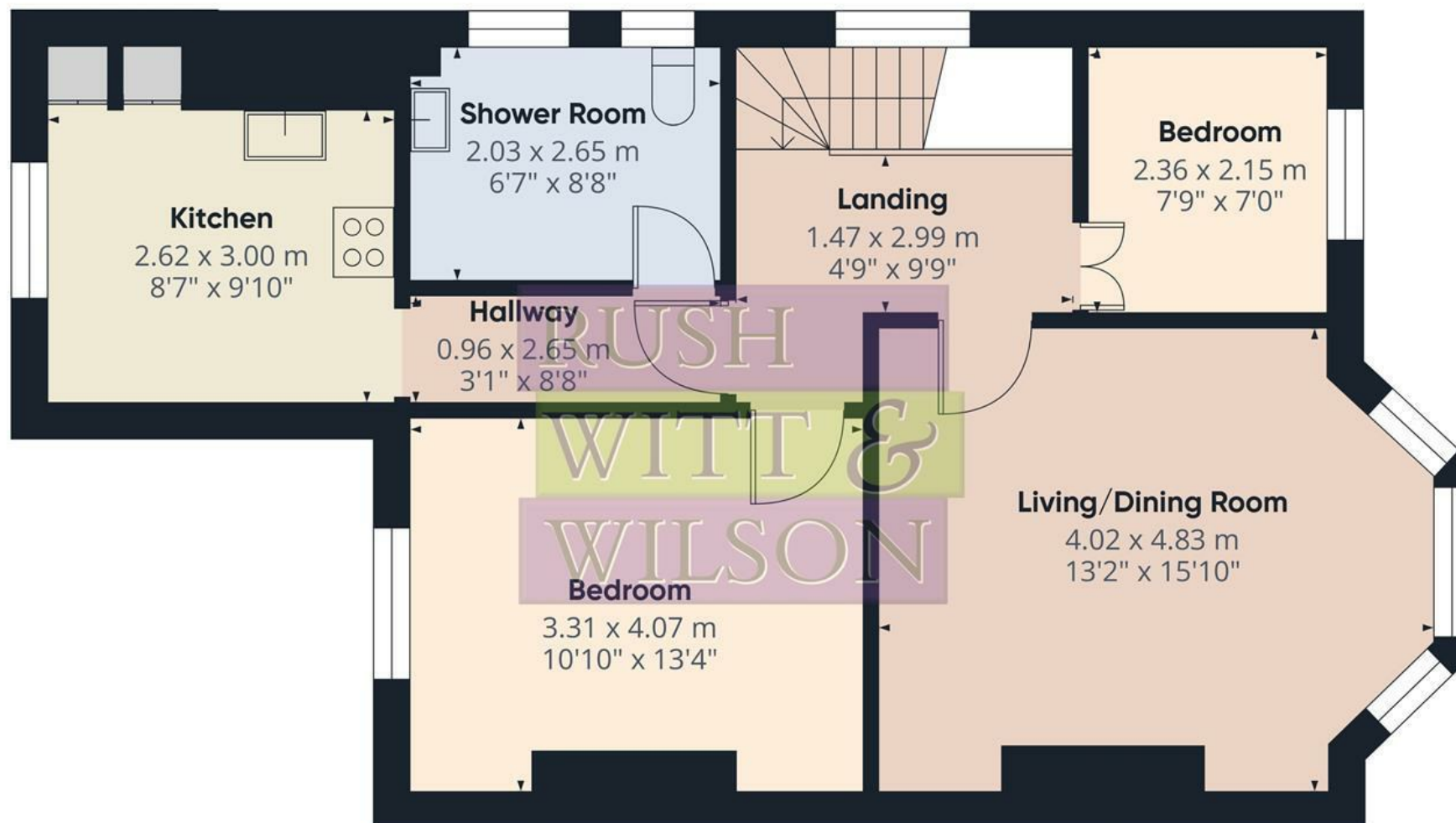
**147 Ashburnham Road, Hastings, TN35 5LL
Offers In The Region Of £160,000 Leasehold**

****CHAIN FREE**** Nestled on the charming Ashburnham Road in Hastings, this delightful top-floor maisonette offers a perfect blend of modern living and Victorian character. This converted Victorian house is presented in good order throughout, making it an ideal choice for those seeking a comfortable and stylish home. Upon entering, you are greeted by a welcoming staircase that leads to a spacious landing. The living room and dining area provide a bright and airy space, perfect for relaxation or entertaining guests. The modernised kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home. This maisonette features two well-proportioned bedrooms, including a main bedroom that offers a peaceful retreat. The contemporary shower room has been thoughtfully designed, providing both functionality and style. This property presents a hassle-free opportunity for buyers looking to move in swiftly. The location is also a significant advantage, with Hastings' vibrant community, local amenities, and beautiful coastal scenery just a stone's throw away. In summary, this two-bedroom maisonette on Ashburnham Road is a wonderful opportunity for first-time buyers, downsizers, or investors alike. With its charming features and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.









Approximate total area⁽¹⁾

57.5 m²

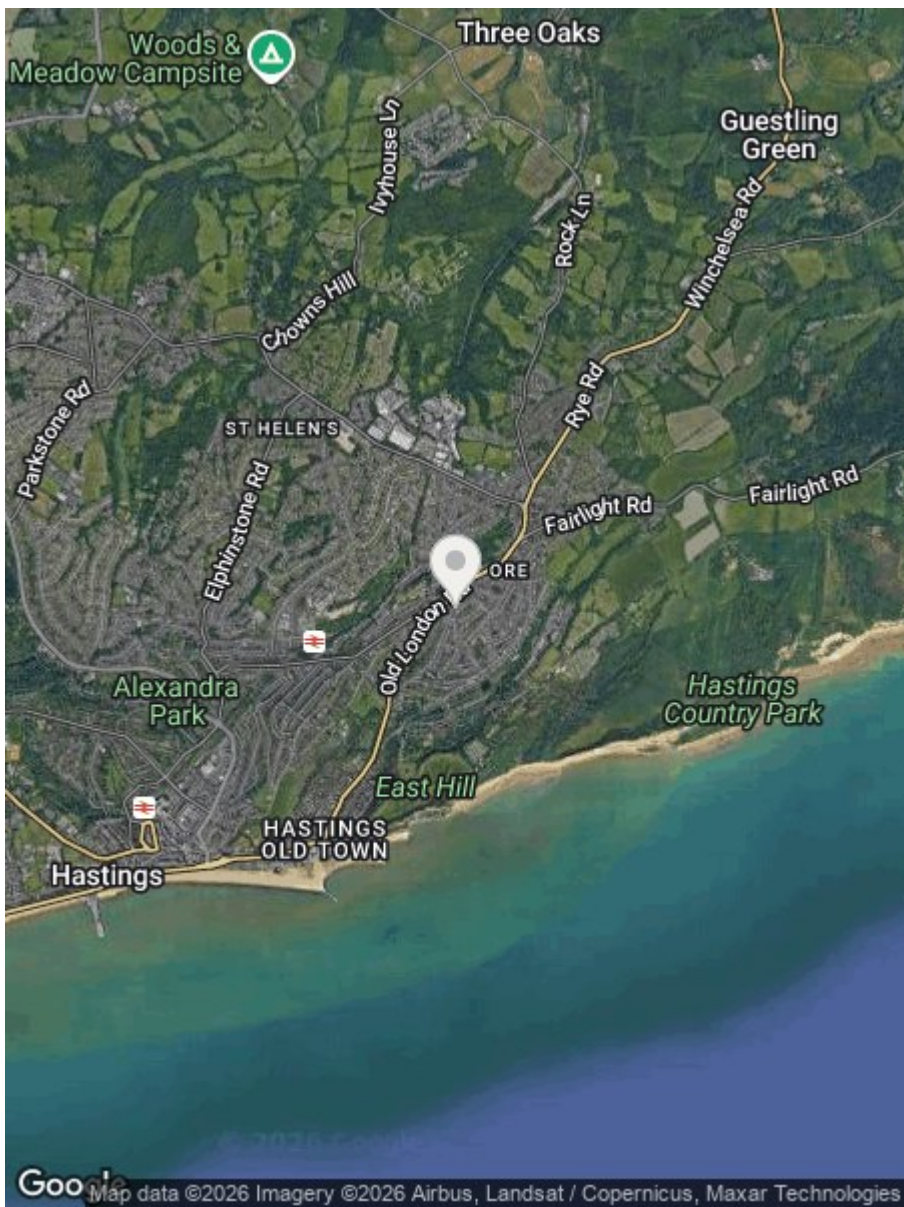
618 ft²

(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





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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - A

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [https://www.rushwittwilson.co.uk/privacy-policy/](#)

**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**