

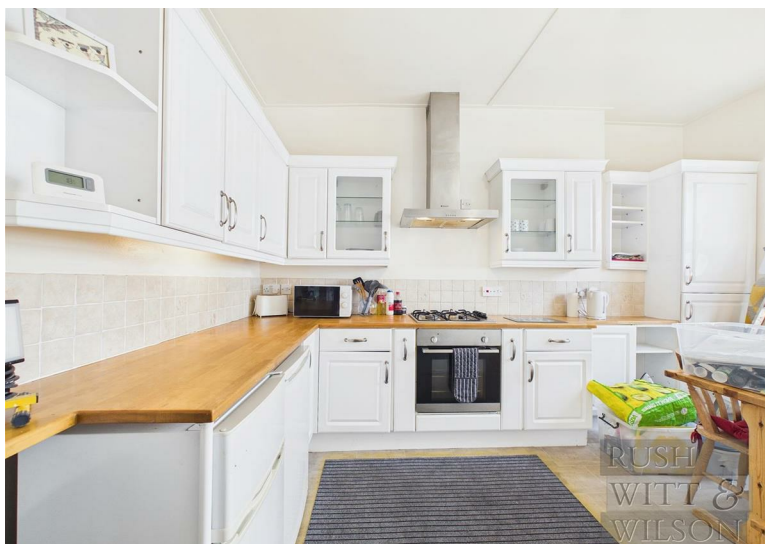
**RUSH  
WITT &  
WILSON**



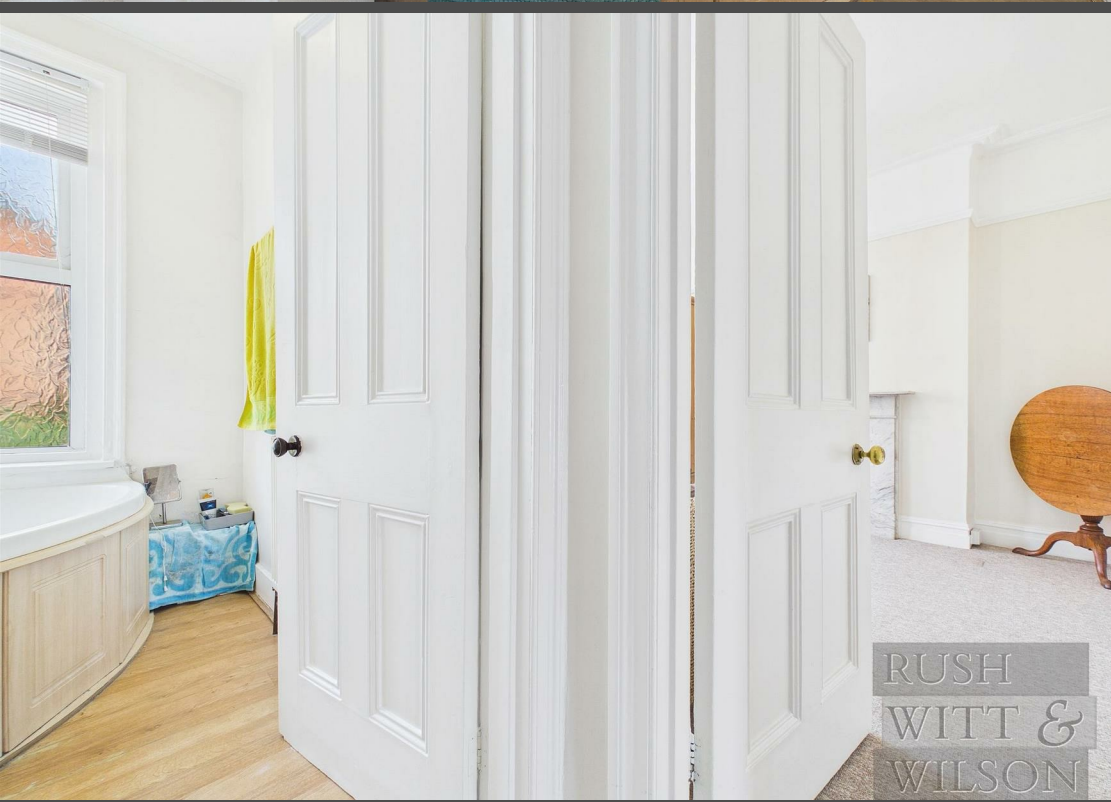
RUSH  
WITT &

**58B Nelson Road, Hastings, TN34 3RZ**  
**£200,000**

**\*\*NEW LEASE ON COMPLETION\*\*** Nestled on the charming Nelson Road in Hastings, this delightful two-bedroom maisonette offers a perfect blend of modern living and period charm. This flat conversion is situated within a beautifully converted building, showcasing the character and elegance of its era. Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The neutral décor throughout allows for easy personalisation, making it a blank canvas for your own style and taste. The property features two well-proportioned bedrooms, ideal for a small family, couples, or even as a home office. The bathroom is conveniently located, ensuring practicality for everyday living. Being chain-free, this maisonette presents an excellent opportunity for those looking to move in without the hassle of lengthy waiting periods. Its central location means you are just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for both first-time buyers and investors alike. In summary, this two-bedroom maisonette on Nelson Road is a wonderful opportunity to acquire a charming home in a sought-after area of Hastings. With its period features, neutral décor, and convenient location, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your own.









Floor 0



Floor 1



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

64.7 m<sup>2</sup>

698 ft<sup>2</sup>

**Reduced headroom**

3.5 m<sup>2</sup>

38 ft<sup>2</sup>

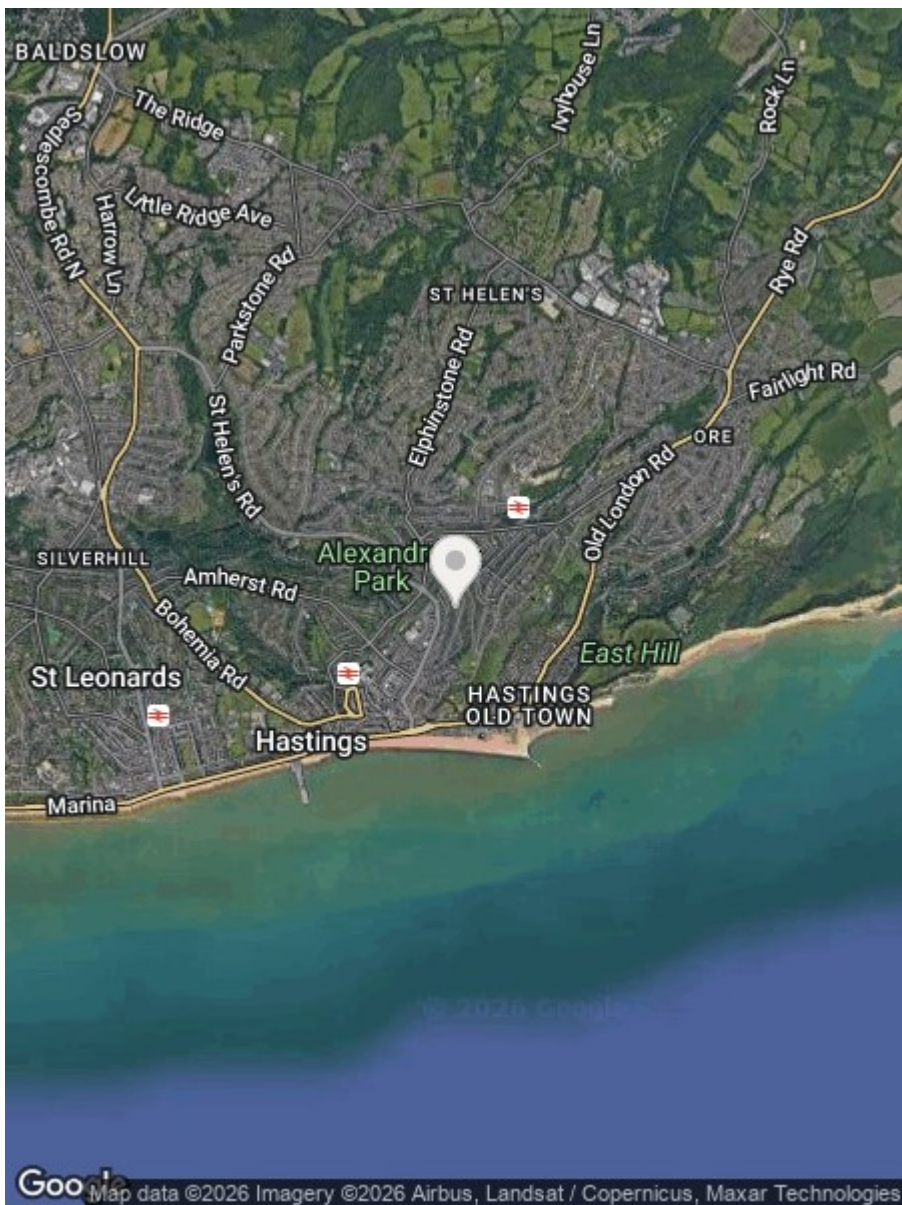
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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) 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 |         |                         |
|                                             | 71      | 73                      |
| 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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://rushwittwilson.co.uk/privacy-policy>

**RUSH  
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