



## **Spring Cottage Portland Place, Hastings, TN34 1QN**

**£500,000**

This amazing detached property has been extensively renovated and offers something rarely found on the open market. Originally built 1790-1830 this attractive period residence used to be the head teachers house of a local school and has been painstakingly restored to former glories and into a very contemporary residence with some eye catching features. The property is privately set back from Portland Place which is pretty road of period properties set back in a peaceful road yet just yards away from the town centre. The location is ideal with immediate access to the seafront, Hastings historic Old Town, Alexandra Park and Hastings train station all found within easy walking distance. Internally the property is well designed over three floors with a stunning 35 ft extended reception room with bi folding doors and direct access onto an enclosed courtyard garden which really catches the sun. To the adjacent side a dining room is socially open to a modern contemporary kitchen with integrated appliances with an inviting entrance set in between these areas together with cloakroom w/c/utility room. To the first floor off the half landing is a shower wet room with then to the upper part of the landing two double bedrooms with a bespoke bath/shower room w/c then a feature paddle style staircase rises to a further double bedroom with further en-suite and in addition, feature bi folding doors onto an enclosed sun terrace with panoramic views over the town, towards the sea and Hastings castle. The property features underfloor heating throughout and a combination of replacement double glazing and original sash which like the property offers the perfect blend of character and a more modern contemporary design.



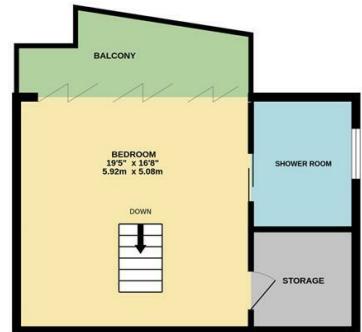
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	88	75

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		