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**Royal Hill House, 15 Ebenezer Road, Hastings, TN34 3BS**  
**Offers In Excess Of £450,000**

**A wonderful double fronted Grade II listed property with a wealth of original Victorian features. Split across four levels with three entrances and a private courtyard to the rear. Upon entering the property you are presented with two reception rooms, both with original fireplaces. The half landing to the lower ground floor provides access to the courtyard, as well as a W/C and workshop or large utility room, with the opportunity to be turned into a further bedroom. The half-landing to the first floor comprises of a bedroom, large utility room and family bathroom. The second floor comprises of a further two double bedrooms. The lower ground floor has two entrances, which could be separated as a self-contained one bedroom flat with a good-sized lounge and large kitchen, lending itself to dual accommodation or a home and income opportunity. The property is centrally located in the Old Town of Hastings and only a short walk to the beach, Rock'a'Nore, independent shops in the Old Town along with restaurants and traditional pubs.**





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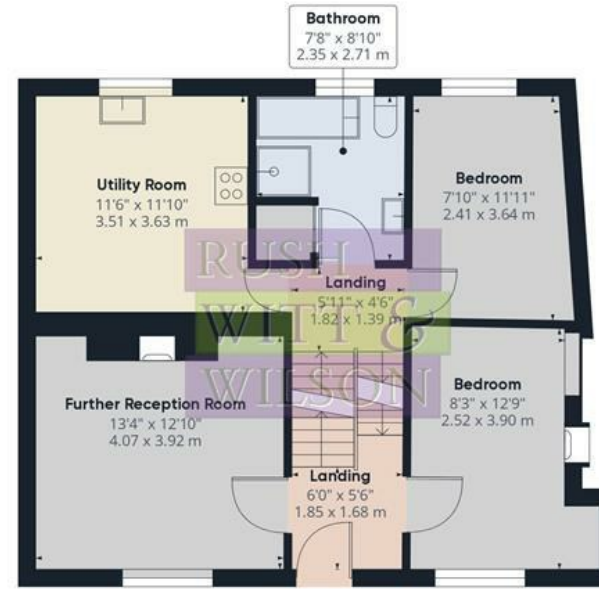
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**Floor 0**



**Floor 1**



**Floor 2**

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

1656.96 ft<sup>2</sup>

153.94 m<sup>2</sup>

**Reduced headroom**

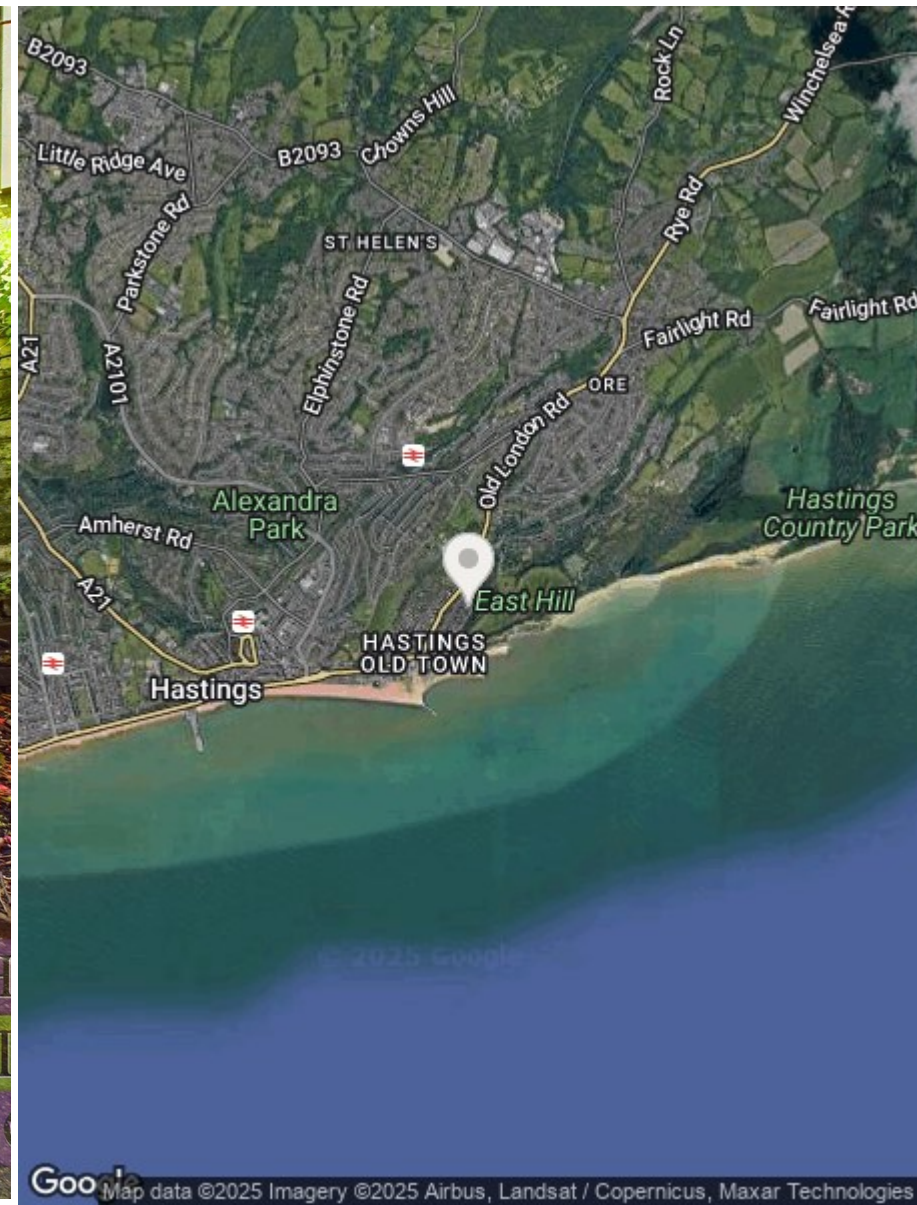
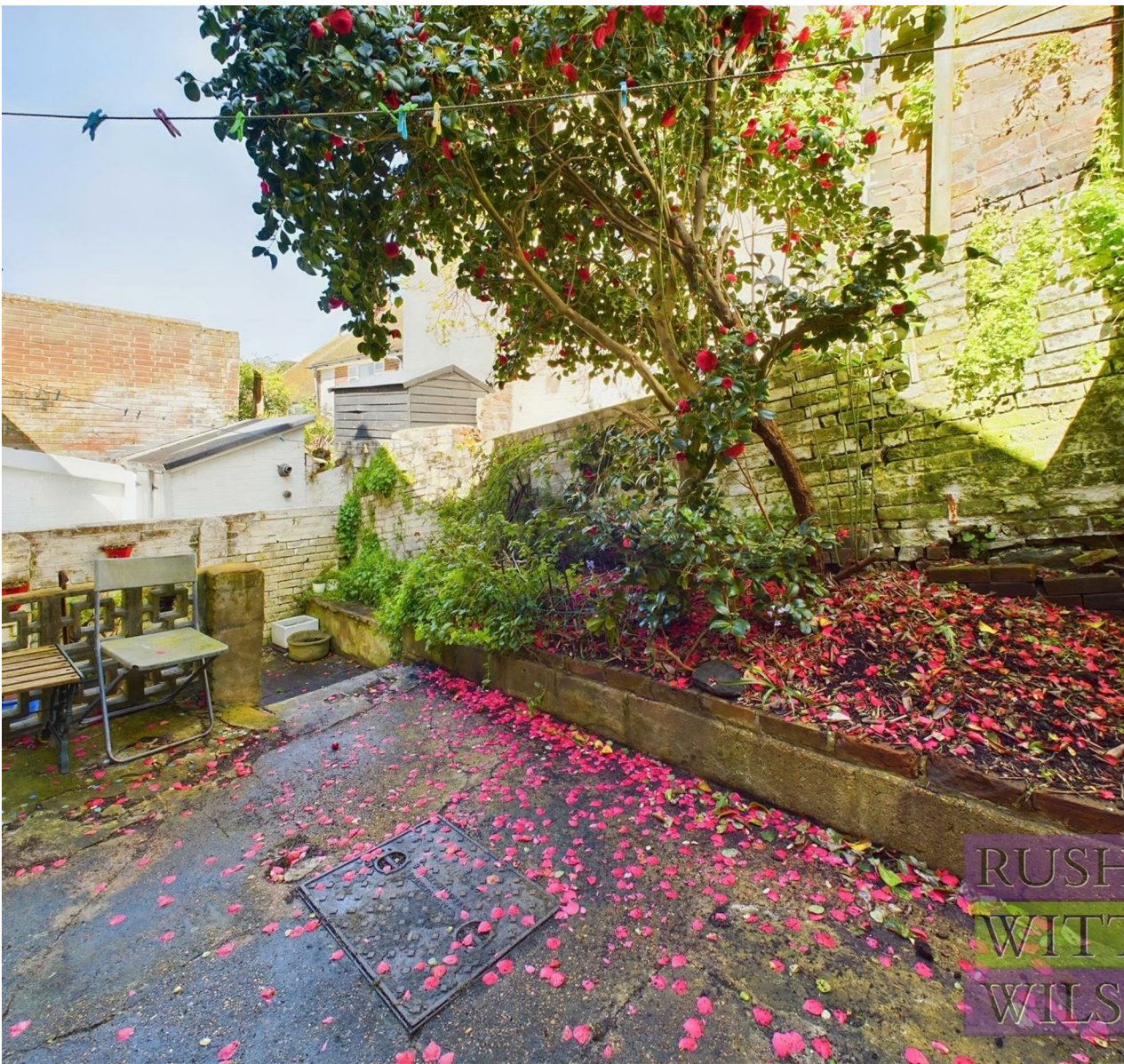
1.7 ft<sup>2</sup>

0.16 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.



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