



ESTATE AGENTS

**Hidden Cottage, 6, Oxford Terrace, Hastings, TN34
3DH**

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Tel: 01424 839111

Price £390,000

Nestled in the heart of Hastings' Historic Old Town, this delightful END OF TERRACE VICTORIAN FISHERMAN'S COTTAGE perfectly blends CHARACTER, CHARM and convenience. Built in the late 1800's this home enjoys a truly ENVIABLE POSITION, just a short stroll from the seafront, boutique shops, cafés and the vibrant cultural scene the Old Town is renowned for.

The property enjoys both a PRIVATE FRONT GARDEN and a SECLUDED REAR COURTYARD, each offering a peaceful outdoor retreat that feels wonderfully tucked away from the bustle of daily life. From various vantage points inside, you can take in CAPTIVATING VIEWS sweeping across the sea, the West Hill, the iconic East Hill lift, and even stretching as far as Beachy Head.

The accommodation is arranged across two floors. A welcoming porch opens into a CHARMING DUAL ASPECT LOUNGE-DINING ROOM complete with a WOOD BURNING STOVE for cosy evenings and BI-FOLDING DOORS that lead directly onto the rear courtyard. The WELL-APPOINTED KITCHEN is beautifully finished with QUARTZ WORKTOPS and enjoys a large picture window framing views of the East Hill lift.

Upstairs, the landing leads to TWO DOUBLE BEDROOMS, each filled with light and character. The principal bedroom boasts BREATH-TAKING FAR REACHING VIEWS across the Old Town, out to sea, and towards Beachy Head. The second bedroom overlooks the charming Old Town rooftops. Completing the layout is a stylish bathroom with both bath and shower, its dual-aspect windows offering delightful outlooks towards the West Hill and the East Hill lift.

This truly enchanting home is a RARE FIND, steeped in history, brimming with CHARM, and ENVIABLY POSITIONED to enjoy everything the Old Town has to offer. Whether as a permanent home, weekend retreat, or investment, it offers a lifestyle as captivating as its surroundings.

WOODEN FRONT DOOR

Opening to:

PORCH

Tiled flooring, further wooden door opening to:

DUAL ASPECT LOUNGE-DINING ROOM

17'3 max x 13'8 max (5.26m max x 4.17m max)

Offering a bright and airy space, dual aspect with window to front enjoying pleasant views onto the private front garden and wooden partially glazed bi-folding doors to the rear elevation opening up onto a delightful courtyard, wood flooring, fireplace with inset wood burning stove, built in storage, two column style radiators, down lights, stairs rising to upper floor accommodation, under stairs storage cupboard, doorway leading to:

KITCHEN

11'8 x 7'3 (3.56m x 2.21m)

Built with a matching range of eye and base level cupboards and drawers with quartz countertops and tiled splashbacks, five ring gas hob with oven below and fitted cooker hood over, inset double bowl stainless steel sink with mixer tap and moulded drainer into the quartz countertop, space and plumbing for washing machine, wood flooring, dual aspect with window to front aspect and a large double glazed picture window to the side elevation framing views to the courtyard and the East Hill lift beyond.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM

13'9 max x 8'6 max (4.19m max x 2.59m max)

Column style radiator, built in storage, down lights, window to front aspect having the most spectacular views over the Old Town and out to sea, as well as Beachy Head in the distance and the East Hill in the foreground.

BEDROOM

9'2 x 8'4 (2.79m x 2.54m)

Down lights, wall lighting, window to rear aspect with views onto the Old Town.

BATHROOM

Part tiled walls, tiled flooring, walk in shower with waterfall style shower head and glass shower screen, large bathtub with Victorian style mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity wash hand basin with chrome mixer tap and ample storage, down lights, chrome ladder style heated towel rail, built in cupboard housing a modern boiler, dual aspect with window to side aspect having lovely views over the Old Town and towards the East Hill lift, whilst the other has views to the top of the West Hill.

REAR COURTYARD

Block paved and offering a tranquil ample outdoor space to entertain, eat al-fresco or have a quiet moment, space for potted plants.

OUTSIDE - FRONT

Enclosed front garden, walled and fenced boundaries. Offering a real sun trap and providing ample outdoor to space to entertain, eat al-fresco or simply enjoy a quiet moment. There are established rose bushes and plants.

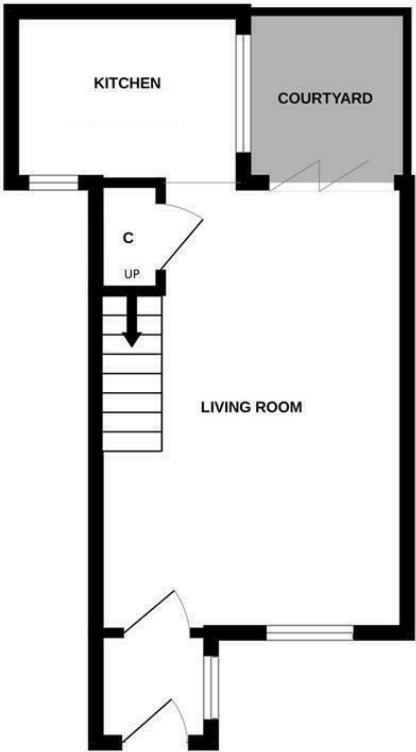
Council Tax Band: B



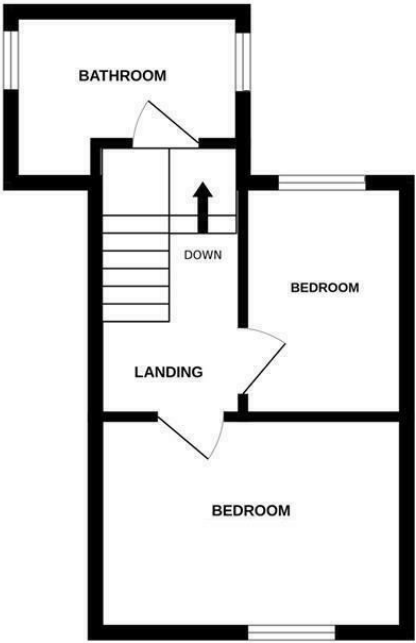




GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.

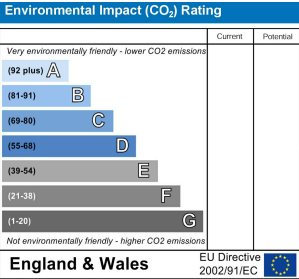
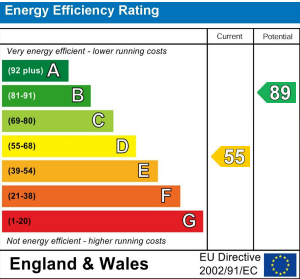


1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.6 sq.m.) approx.

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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