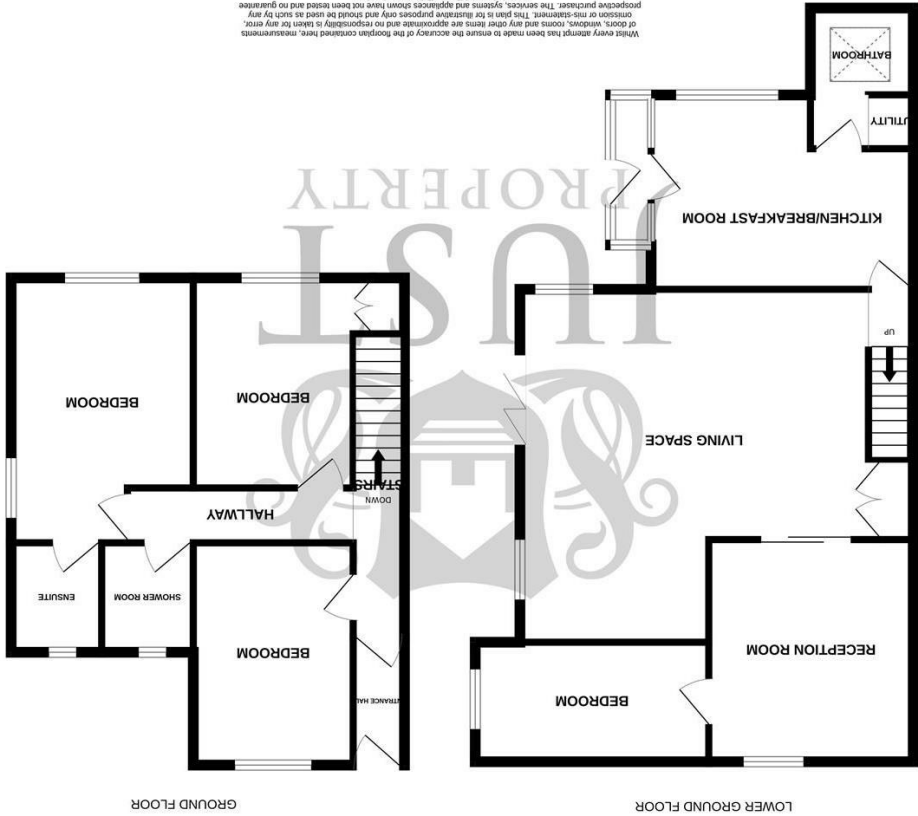




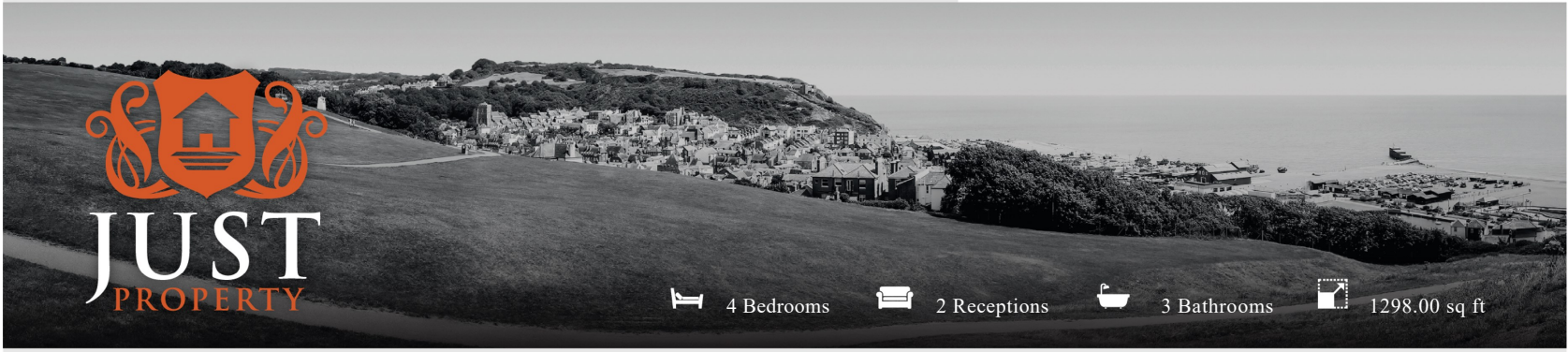
| England & Wales                             |           |           |
|---------------------------------------------|-----------|-----------|
| EU Directive 2002/91/EC                     |           |           |
| Energy Efficiency Rating                    | Current   | Potential |
|                                             | 52        | 74        |
| Very energy efficient - lower running costs |           |           |
| A                                           | (92 plus) |           |
| B                                           | (81-91)   |           |
| C                                           | (69-80)   |           |
| D                                           | (55-68)   |           |
| E                                           | (39-54)   |           |
| F                                           | (21-38)   |           |
| G                                           | (1-20)    |           |
| Not energy efficient - higher running costs |           |           |



## FLOORPLANS

54 The Croft, Old Town, Hastings, TN34 3HH

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms 2 Receptions 3 Bathrooms 1298.00 sq ft

54 The Croft, Old Town, Hastings, TN34 3HH

Freehold

£770,000





Freehold

£770,000



## PROPERTY DETAILS

Occupying an enviable position in the heart of Hastings Old Town, this exceptional four bedroom cottage enjoys breathtaking coastal views and is tucked away along a peaceful private road, offering a rare combination of tranquillity, character and convenience. Beautifully presented throughout, the property provides elegant and versatile accommodation ideally suited to modern family living.

At the heart of the home is a magnificent open plan living and entertaining space, featuring bi-folding doors which open seamlessly onto the landscaped gardens and frame the stunning outlook. Designed for both relaxation and social occasions, this impressive room offers an abundance of natural light and a wonderful sense of space.

A further reception room positioned to the front of the property leads through to the fourth bedroom, creating an ideal guest suite, home office or additional family accommodation. The well-appointed kitchen/breakfast room offers extensive storage and generous work surfaces, complemented by a stylish family bathroom.

The remaining three bedrooms are arranged on the entrance level together with a contemporary shower room. The principal suite is particularly impressive, benefitting from a luxurious en-suite shower room and a striking dual aspect with elevated coastal views.

Outside, the wrap-around gardens provide a beautifully secluded setting with a level lawn, expansive patio areas and raised decking, perfectly designed for entertaining, outdoor dining and enjoying the far-reaching outlook.

Situated just moments from the seafront and the vibrant heart of Hastings Old Town, the property is within easy walking distance of renowned cafés, independent boutiques, restaurants, galleries and traditional public houses, while Hastings town centre and St Leonards offer a further range of leisure and shopping facilities.

Please contact Just Property for more details.

## ROOM DIMENSIONS

|                             |                             |
|-----------------------------|-----------------------------|
| Front Door                  | Lean To                     |
| Entrance Porch              | Family Living Space         |
| Hallway                     | 20'0" x 19'5" (6.10 x 5.92) |
| Bedroom                     | Dining Room                 |
| 12'2" x 8'9" (3.73 x 2.68)  | 12'2" x 11'3" (3.73 x 3.43) |
| Bedroom                     | Bedroom                     |
| 11'6" x 11'1" (3.52 x 3.40) | 12'10" x 6'7" (3.92 x 2.01) |
| Principle Bedroom           | Extensive Gardens           |
| 13'5" x 10'0" (4.10 x 3.06) |                             |
| En Suite                    |                             |
| Shower Room                 |                             |
| Stairs Down                 |                             |
| Kitchen / Breakfast room    |                             |
| 15'5" x 10'8" (4.70 x 3.26) |                             |
| Bathroom                    |                             |

## FEATURES

- CHAIN FREE
- Four Bedrooms
- Three Bathrooms
- Beautiful Views
- Quiet Residential Road in Historic Hastings Old Town
- Walking Distance To Beaches, Galleries and Shops
- Fitted Kitchen / Breakfast Room
- Stunning Mature Enclosed Gardens
- Large Living Area



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.