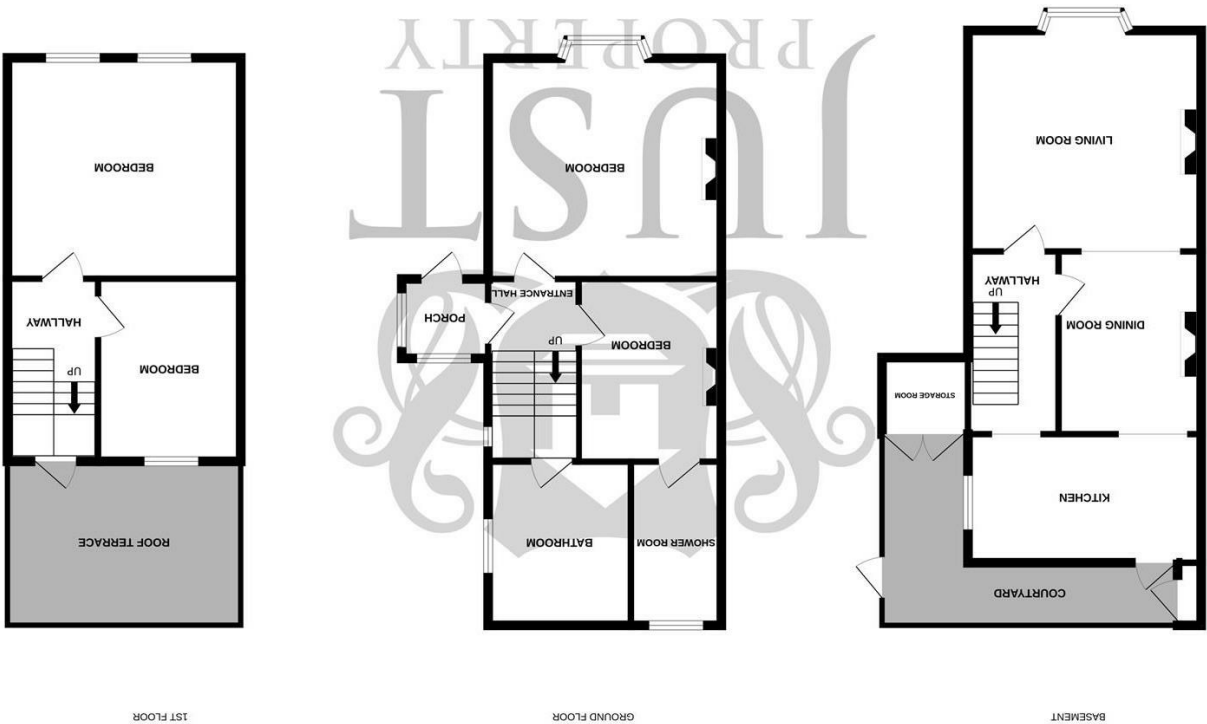




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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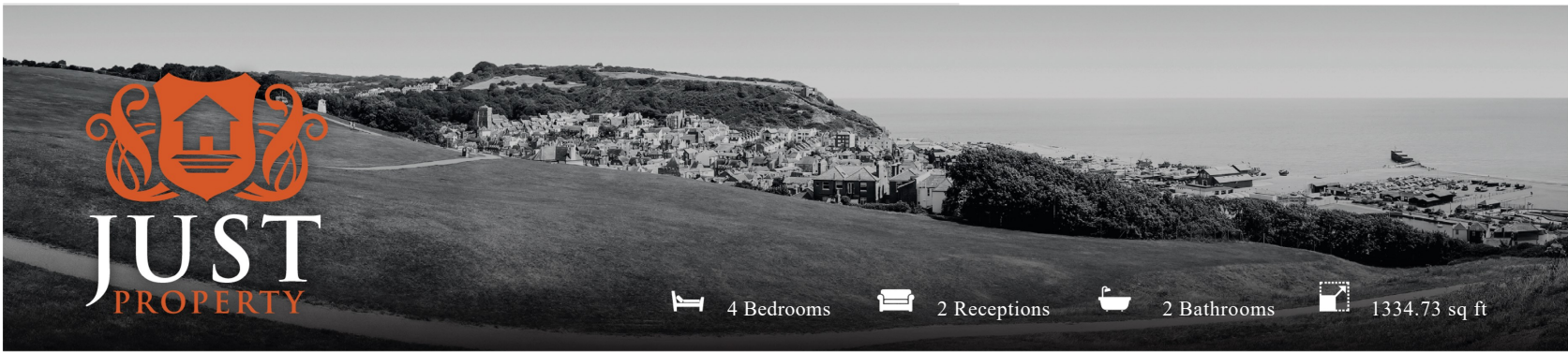
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	66	86
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## FLOORPLANS

53 Tackleway, Hastings, TN34 3BU

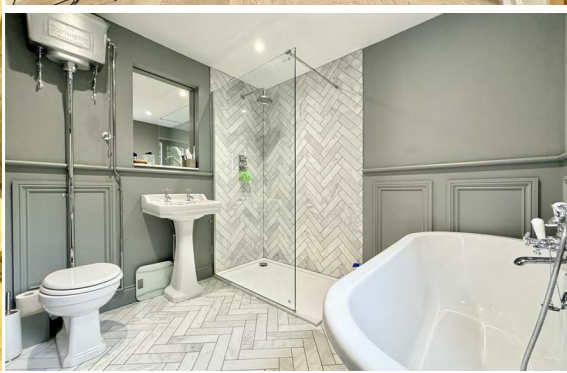
[www.justproperty.net](http://www.justproperty.net)



53 Tackleway, Hastings, TN34 3BU

4 Bedrooms 2 Receptions 2 Bathrooms 1334.73 sq ft

Freehold  
£595,000







Freehold

£595,000



4 Bedrooms 2 Receptions 2 Bathrooms 1334.73 sq ft

## PROPERTY DETAILS

**\*\*CHAIN FREE\*\***

An exceptional four bedroom, two reception room bay fronted semi detached Georgian family house, situated within one of the most sought after roads in Hastings historic Old Town adjacent to All Saints Church and directly opposite the East Hill which enjoys views over Hastings to the sea and gives access to the Country Park.

The property has been recently refurbished to a high specification with attention to detail throughout and the accommodation is arranged over three floors to include a bay fronted living room with an adjoining dining room and an impressive 13'3 x 7'9 re-fitted kitchen with built-in appliances including Smeg electric oven, induction hob, extractor hood, integrated dishwasher & washing machine. At entry hall level there are two bedrooms including a guest room with Victorian style en-suite with shower cubicle and a spacious family bathroom with walk-in double shower cubicle, a stand alone bath with feet & central taps. To the first floor there are two further bedrooms including the 14'2 x 11'6 principle bedroom and from the half landing there is access to the 14'0 x 9'0 enclosed sun terrace looking out over All Saints Church & the West Hill beyond.

In addition, there is an enclosed rear courtyard with private access and outside store and further benefits include gas fired central heating (underfloor heating to the bathroom & en-suite), sash windows, bespoke shutters, feature fireplaces to all the principal rooms and the property is to be sold chain free.

COUNCIL TAX - B £1811

## ROOM DIMENSIONS

Front Door	Kitchen
Entrance Porch	13'3" x 7'8" (4.04 x 2.36 )
Entrance Hall	First Floor Landing
Bedroom	Bedroom
14'2" x 13'5" (4.34 x 4.11)	14'2" x 11'6" (4.32 x 3.51 )
Bedroom	Bedroom
11'3" x 8'9" (3.45 x 2.69)	11'6" x 8'9" (3.51 x 2.69 )
En-Suite Shower Room	Roof Terrace
8'2" x 3'6" (2.51 x 1.09 )	14'0" x 8'9" (4.27 x 2.69 )
Family Bath/Shower Room	Courtyard
8'7" x 8'2" (2.62 x 2.51 )	22'0" x 12'0" (6.71 x 3.66 )
Garden Level Hallway	Courtyard Storage
Living Room	
13'10" x 13'3" (4.24 x 4.04 )	
Dining Room	
11'3" x 8'7" (3.45 x 2.64 )	

## FEATURES

- Old Town Location
- Semi Detached Victorian Home
- Marble Fire Places
- Rear Courtyard & External Storage
- Roof Terrace
- Immaculate Condition
- Under Floor Heating
- Views Towards The Church
- Rear Access
- CHAIN FREE



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.