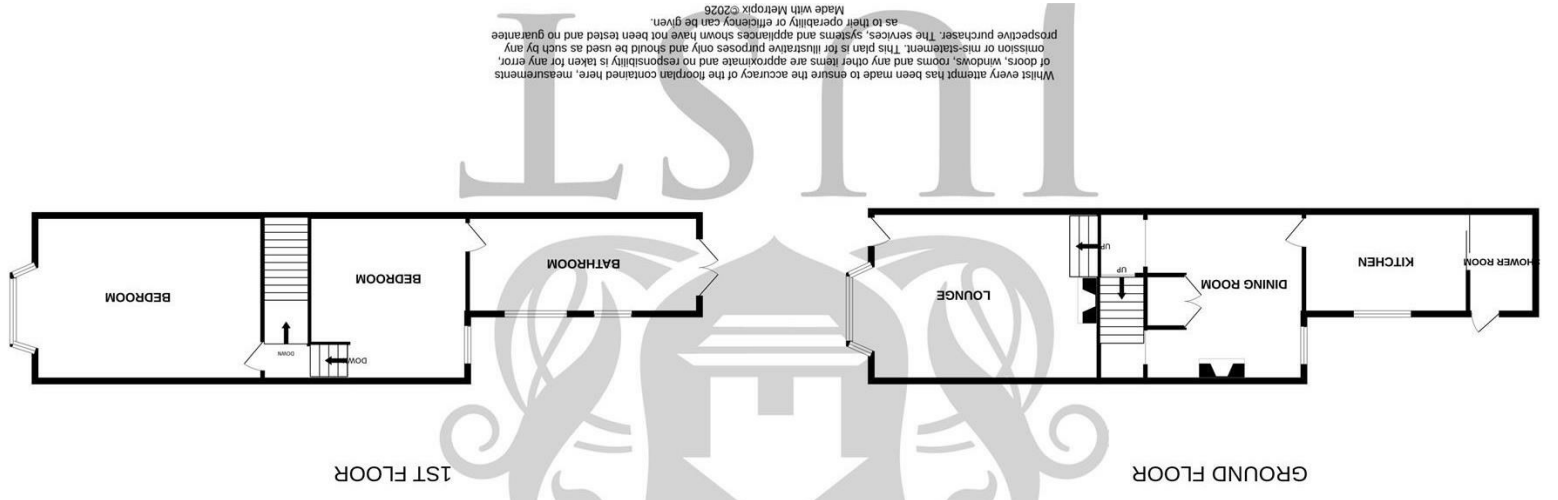




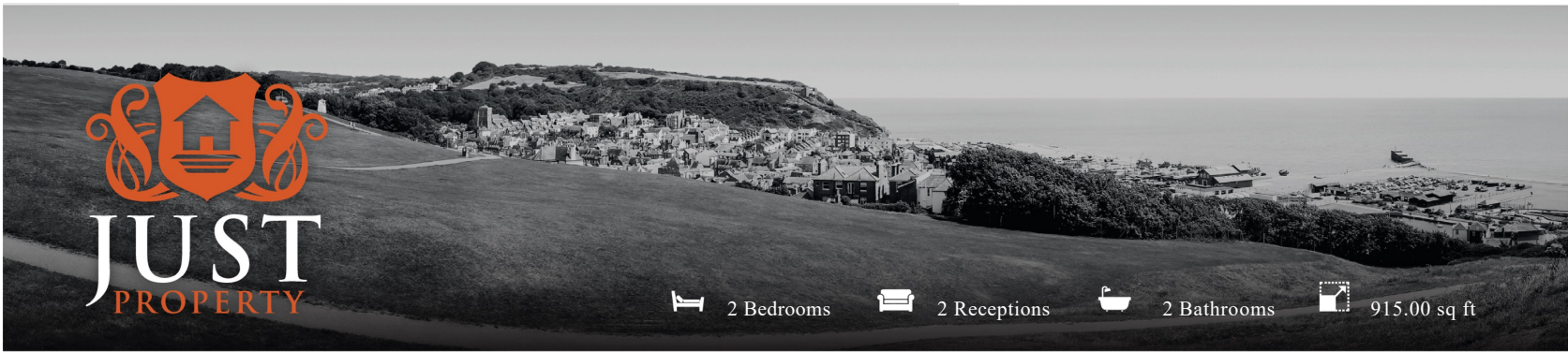
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Potential	80



FLOORPLANS

Oriel Cottage 88 High Street, Old Town, Hastings, TN34 3ES

www.justproperty.net



2 Bedrooms 2 Receptions 2 Bathrooms 915.00 sq ft

Freehold

£550,000

Oriel Cottage 88 High Street, Old Town, Hastings, TN34 3ES





2 Bedrooms 2 Receptions 2 Bathrooms 915.00 sq ft

PROPERTY DETAILS

CHAIN FREE

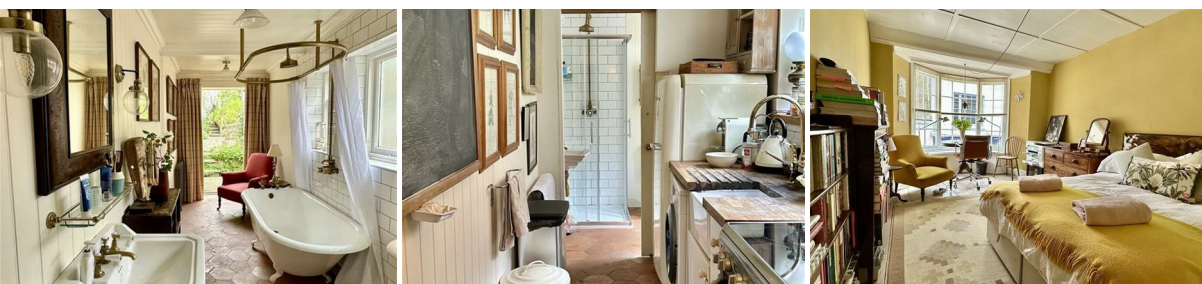
Positioned in the heart of Hastings' historic Old Town, this beautifully presented home is within easy walking distance of an array of independent cafés, restaurants, the Hastings Contemporary gallery, as well as the seafront, promenade and iconic fishing huts.

The property has been thoughtfully and sympathetically improved by the current owners, offering a perfect blend of character and modern convenience. The ground floor accommodation comprises a spacious and inviting living room featuring a wood-burning stove, leading through to a separate dining room with additional under-stairs storage and a second wood burner. There is also a stylish re-fitted kitchen with built-in appliances, which in turn provides access to a useful ground floor shower room/WC.

To the first floor, accessed via a central staircase, there is a generous bay-fronted double bedroom to the front of the property, while to the rear is a further well-proportioned double bedroom overlooking the garden. A beautifully updated family bathroom features a roll-top bath and double doors opening out to the rear garden.

Externally, the property benefits from a side courtyard adjacent to the kitchen, ideal for outdoor dining, along with a stunning enclosed rear garden measuring 60 over ft boasting a variety of established plants and shrubs, additional seating/dining areas, and a greenhouse.

Further benefits include a recently installed boiler, and the property is offered to the market chain free. Viewing is highly recommended to fully appreciate this stylish and characterful home. Please contact Just Property to arrange your viewing.



ROOM DIMENSIONS

Front Door	Bathroom / WC
Entrance Lobby	10'11" x 5'6" (3.33 x 1.68)
Living Room	Side Courtyard
12'7" x 10'4" (3.86 x 3.15)	Rear Garden
Inner Hallway	Green House
Dining Room	
11'6" x 11'1" (3.51 x 3.38)	
Kitchen	
12'10" x 5'1" (3.93 x 1.56)	
Shower Room / WC	
Central Stair Up To Landing	
Bedroom	
15'8" x 10'0" (4.80 x 3.07)	
Bedroom	
13'1" x 11'1" (4.01 x 3.40)	

FEATURES

- Wonderful Old Town Location
- Two Spacious Bedrooms
- Grade II Listed
- Gorgeous Georgian House
- Beautifully Presented By Current Owners
- Seperate Ground Floor Shower Room / WC
- 60ft Stunning Rear Garden
- CHAIN FREE
- Rolltop Bath
- Two Reception Rooms

