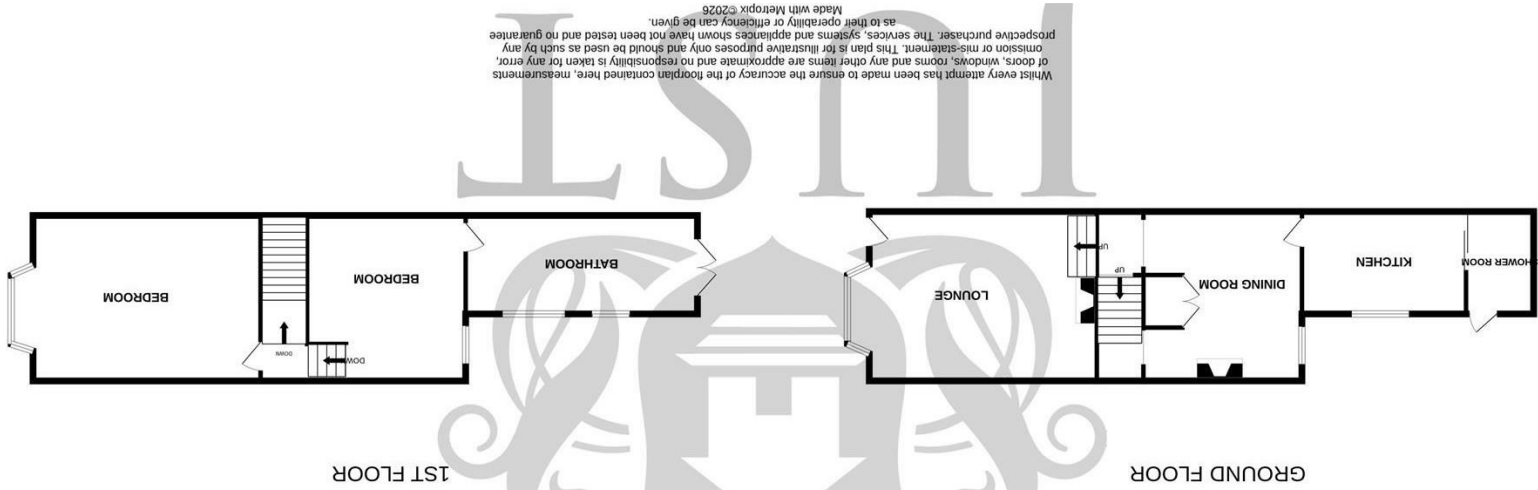




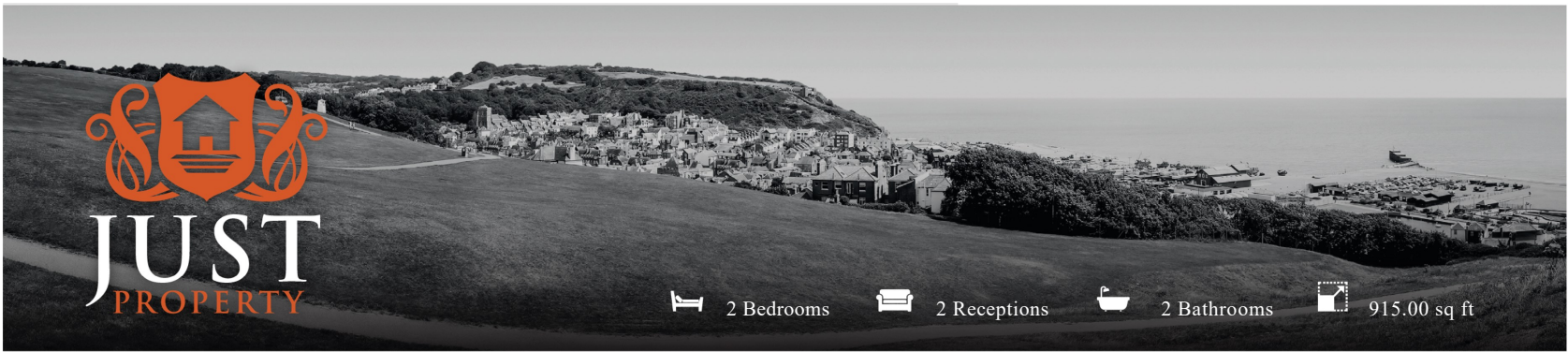
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	80
	B (81-91)	
	C (69-80)	
	D (55-68)	62
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	



FLOORPLANS

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

www.justproperty.net



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

2 Bedrooms 2 Receptions 2 Bathrooms 915.00 sq ft

Freehold

£525,000





Freehold

£525,000



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

Entrance Lobby

Living Room
12'7" x 10'4" (3.86 x 3.15)

Inner Hallway

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)

Bathroom / WC
10'11" x 5'6" (3.33 x 1.68)

Side Courtyard

Rear Garden

Green House

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

