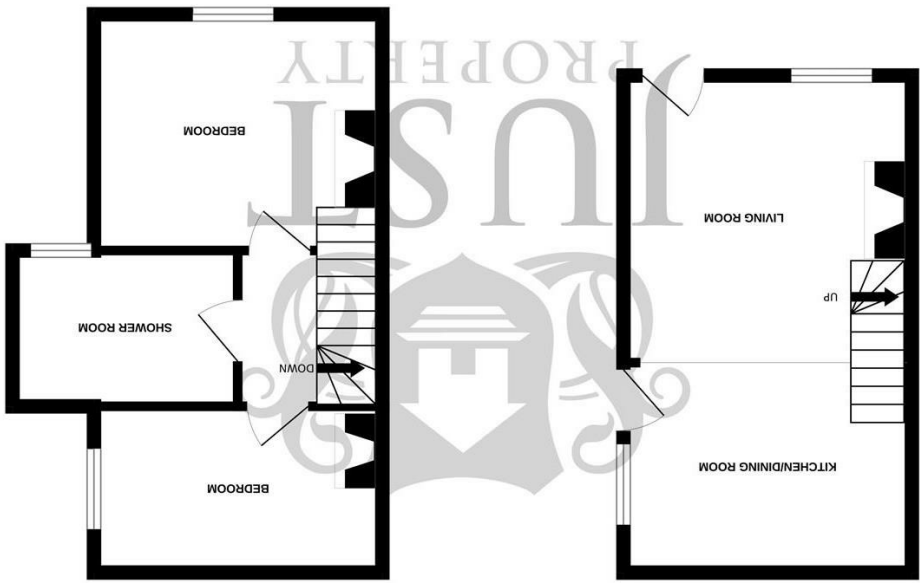




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	70 79
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
Not energy efficient - higher running costs		



While 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 omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been installed and no guarantee as to their operability or efficiency can be given.

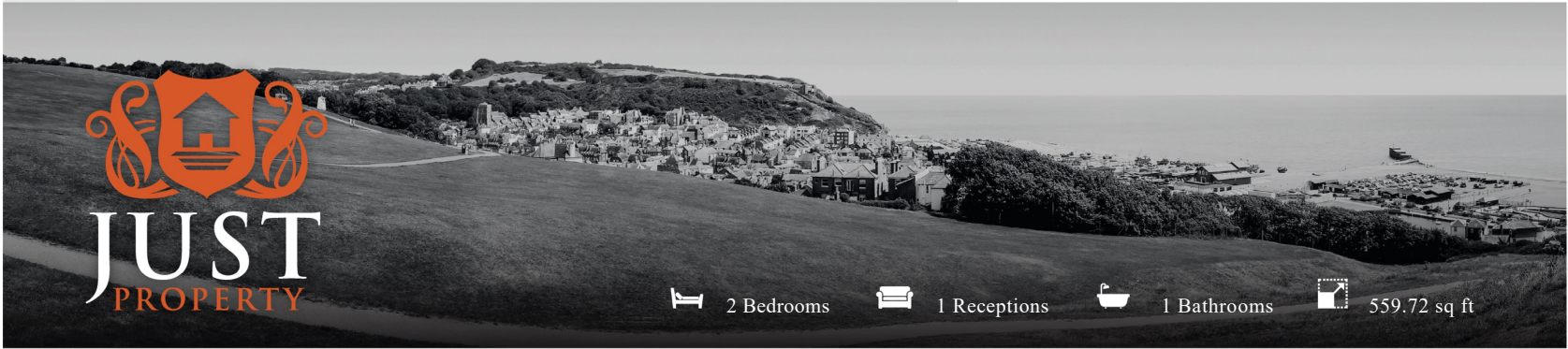
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FLOORPLANS

26A Tackleway, Old Town, Hastings, TN34 3DA

www.justproperty.net



26A Tackleway, Old Town, Hastings, TN34 3DA

Freehold

£299,950





Freehold

£299,950



2 Bedrooms



1 Receptions



1 Bathrooms



559.72 sq ft

PROPERTY DETAILS

CHAIN FREE

A fully refurbished and energy efficient two bedroom Fisherman's cottage in the heart of Hastings just off Tackleway. Tucked away down some secret steps this charming Cottage has been fully refurbished and lovingly restored. Energy efficient Band C. Perfect for a new home or investment potential, priced to sell.

Brand new Boiler, fully insulated walls and flooring with original floorboards restored and enhanced.

Painted throughout in Farrow and Ball's All White with joinery in a simple and complimentary Strong White. A perfect canvas to put your own mark onto.

All windows are brand new in solid timber with custom shutters fitted throughout.

A custom kitchen in solid ply with clever storage solutions comes with a charming butler sink and new tiling and work surfaces throughout. The kitchen features new appliances and a quarry tile floor from Fired Earth.

A sun trap patio garden with exterior lighting, power and water has been designed with relaxation in mind. Perfect for a bit of privacy.

The bathroom with it's clever use of space features a unique shower room, all fixtures and fittings are new including all sanitary ware and tiling.

The Bedrooms are light and airy, quiet and private. A sisal is fitted in Bedroom two with original floor boards in bedroom one.

Fully rewired with a new fuse board and all new smart meters for both Gas and Electricity.

A turnkey move in today property.

ROOM DIMENSIONS

Front Door

Kitchen / Dining Room
11'8" x 7'9" (3.56 x 2.38)

Lounge
11'8" x 9'6" (3.56 x 2.92)

Stairs Up To

Landing

Bedroom
10'1" x 9'7" (3.09 x 2.94)

Bedroom
9'3" x 6'7" (2.84 x 2.03)

Shower Room / WC

Rear Garden

FEATURES

- CHAIN FREE
- Two Bedrooms
- Located In The Heart Of Hastings Old Town
- Beautiful and Tasteful Refurbishment
- Enclosed Rear Courtyard Garden
- Finished in Farrow and Ball Palette
- Walking Distance To Seafront and Beaches
- Secluded Position
- Open Plan Living Area
- Hand Made Kitchen

