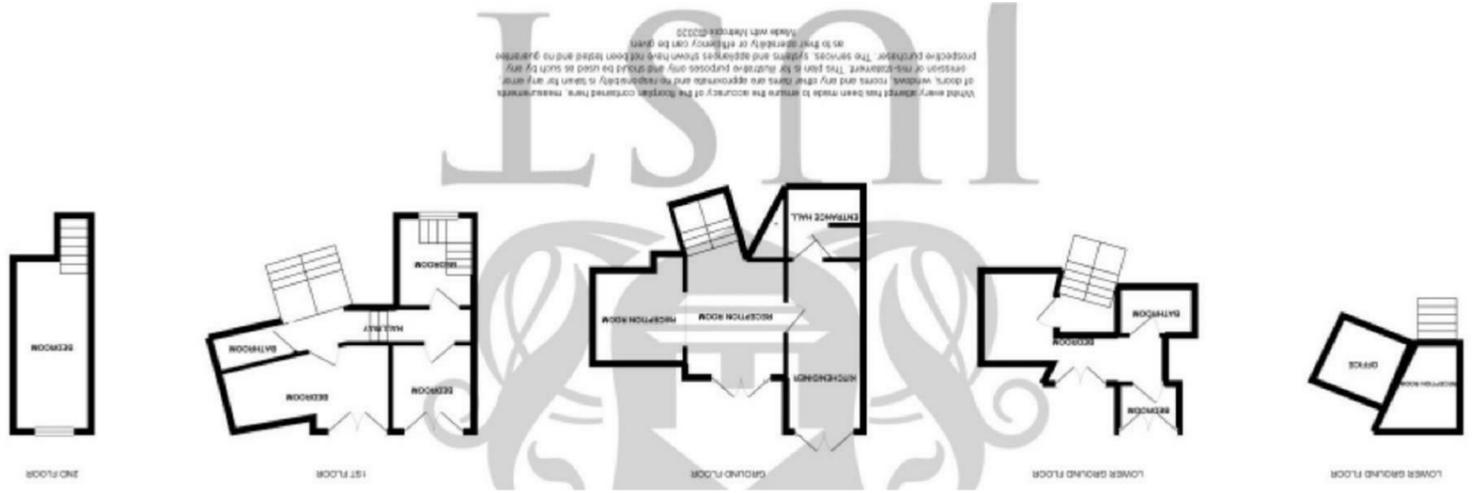


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Potential	Current



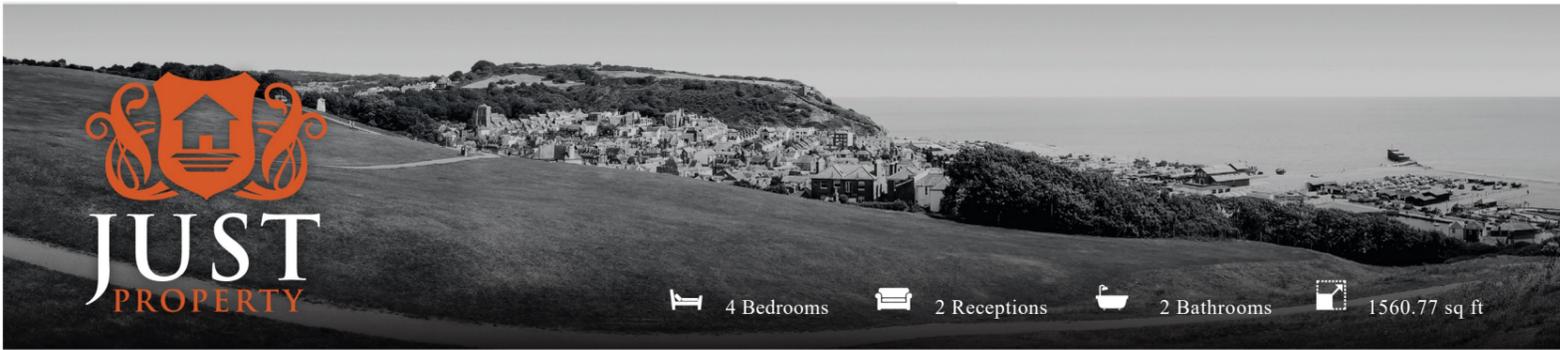
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, the floorplan is a guide only and should not be relied upon as a definitive statement of the layout. The floorplan is for illustrative purposes only and should be used as a guide only. The floorplan is not a contract and does not constitute an offer. The floorplan is not a contract and does not constitute an offer. The floorplan is not a contract and does not constitute an offer.



FLOORPLANS

1 Chapel Mews, Marianne Park Old London Road, Old Town, Hastings, TN35 5PS

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1560.77 sq ft

Freehold

£575,000

1 Chapel Mews, Marianne Park Old London Road, Old Town, Hastings, TN35 5PS





Freehold

£575,000

4 Bedrooms 2 Receptions 2 Bathrooms 1560.77 sq ft

PROPERTY DETAILS

A beautifully presented four-bedroom mews-style family home, forming part of an impressive Art Deco conversion within the highly sought-after Marianne Park development. This elegant residence combines striking period architecture with modern living and is ideally positioned within easy walking distance of Hastings Old Town, renowned for its vibrant mix of independent shops, cafés, restaurants and the seafront. The property also enjoys close proximity to local schools, the East Hill and Hastings Country Park, offering the perfect balance of town and coastal living.

Arranged over five floors, the accommodation is both spacious and versatile, perfectly suited to modern family life or those seeking a home and office arrangement. The welcoming entrance hall includes a cloakroom and leads to a stylish 21'0 x 7'11 kitchen/dining room fitted with integrated appliances – an ideal space for entertaining or family meals. The first floor hosts a bright L-shaped living room with a Juliet balcony, creating a relaxing space filled with natural light.

The master bedroom suite features a separate office and an en-suite bathroom, providing a luxurious private retreat. On the lower garden level, a separate entrance opens into a reception hall and a TV/Movie room. The recently decked garden offers a perfect space for outdoor dining/entertaining.

Additional features include three further bedrooms, a family shower room, and a stunning mezzanine room with a 10ft vaulted ceiling, adding real architectural interest. Two private balconies enjoy far-reaching views towards Hastings and the East Hill, while the upper garden offers a refurbished patio space, ideal for quiet relaxation.

Completing this impressive home is allocated residents' parking to the rear. Viewing is essential to appreciate the design, space and exceptional location of this unique family home within one of Hastings' most distinctive developments.



ROOM DIMENSIONS

Front Door	Mezzanine Bedroom
Entrance Porch / Utility Area	18'2" x 8'0" (5.54 x 2.44)
8'0" x 6'9" (2.44 x 2.06)	Stairs Down to Garden Level
WC	Bedroom
Kitchen / Dining Room	12'0" x 8'7" (3.66 x 2.62)
20'11" x 7'10" (6.40 x 2.41)	Dressing Area
Balcony	16'9" x 4'7" (5.13 x 1.40)
Living Room	Bathroom
20'2" x 12'9" (6.15 x 3.91)	8'3" x 6'11" (2.54 x 2.13)
Stairs To First Floor Landing	Stairs Down to
Bedroom	Reception Area
20'2" x 7'4" (6.17 x 2.24)	11'6" x 9'4" (3.51 x 2.87)
Juliet Balcony	Cinema Room / Therapy room
Shower Room / WC	12'7" x 7'10" (3.86 x 2.41)
Bedroom / Study	Decked Garden
10'5" x 8'0" (3.18 x 2.44)	Raised Patio Area
Balcony	Communal Gardens
Bedroom / Hobby Room	Allocated Parking
13'3" x 8'0" (4.06 x 2.44)	
Stairs Up To	

FEATURES

- Beautiful Mews Style Townhouse
- Walking Distance to Hastings Old Town
- Superb Views
- Versatile Living Spaces
- Four Bedrooms & Two Bathrooms
- Gardens and Patios Area
- Two Balconies
- Allocated Parking
- Smart Fitted Kitchen / Dining Room
- Very Nicely Presented

