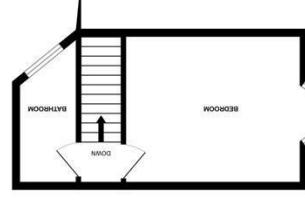




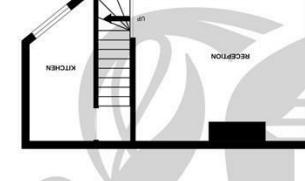
Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given to their operability or eligibility can be given.

Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee is given to their operability or eligibility can be given.

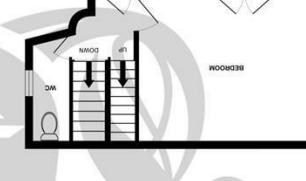
Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements



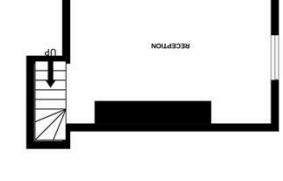
2ND FLOOR



1ST FLOOR



GROUNDS FLOOR



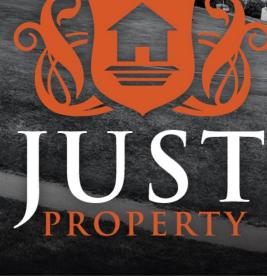
LOWER GROUND



TN34 3AL  
Smugglers Cottage 9 East Parade, Old Town, Hastings,

## FLOORPLANS

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



JUST  
PROPERTY

2 Bedrooms

2 Receptions

1 Bathrooms

911.00 sq ft

Freehold

£348,500

Smugglers Cottage 9 East Parade, Old Town, Hastings, TN34 3AL





£348,500



 2 Bedrooms

 2 Receptions

 1 Bathrooms

 911.00 sq ft

## PROPERTY DETAILS

A beautifully presented two bedroom, two reception room Grade II Listed period cottage, ideally situated in the heart of Hastings historic Old Town directly opposite Hastings Beach and within immediate walking distance of local shops, restaurants, cafes, the Stade, Art Gallery, local bus services as well as the East & West Hill and Hastings Town Centre with its mainline railway station connecting to London.

The property is believed to date back to circa 1790 and provides comfortable living accommodation arranged over four floors to include a lower ground floor reception/utility room, a downstairs cloakroom with high flush w.c, a dual aspect double bedroom at entry hall level and to the first floor there is an impressive bay fronted living room with fireplace & looking out towards the sea and a 12'0" x 6'0" re-fitted kitchen with built-in appliances. The second floor has a bay fronted 12'0" x 10'9" master bedroom enjoying extensive seafront views, a contemporary bathroom with roll top bath & shower unit and there is also a loft room.

Smugglers Cottage also features exposed wooden flooring, sash cord windows with fitted blinds, bespoke window shutters and would make the ideal weekend retreat or long term holiday let. Viewing is considered essential with sole agents, Just Property.

## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	12'0" x 10'9" (3.66 x 3.28)
Bedroom	Bath/Shower Room
11'3" x 9'6" (3.43 x 2.90)	Loft Room
Downstairs Cloakroom	
Stairs to Lower Ground Floor	
Reception/Utility	
15'0" x 9'6" (4.57 x 2.90)	
First Floor Landing	
Living Room	
11'8" x 10'9" (3.56 x 3.28)	
Kitchen	
12'0" x 6'0" (3.66 x 1.83)	
Second Floor Landing	

## FEATURES

- Grade II Listed Cottage
- Heart of Old Town
- Enjoys Seafront Views
- Beautifully Presented
- Two Double Bedrooms
- Two Reception Rooms
- 12ft Re-fitted Kitchen
- Contemporary Bathroom
- CHAIN FREE
- Viewing Considered Essential

