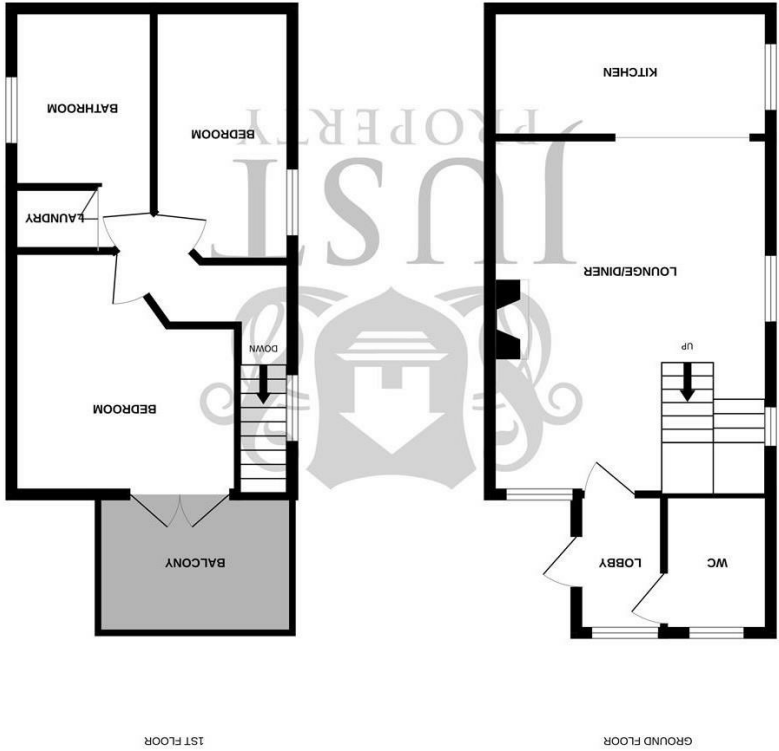




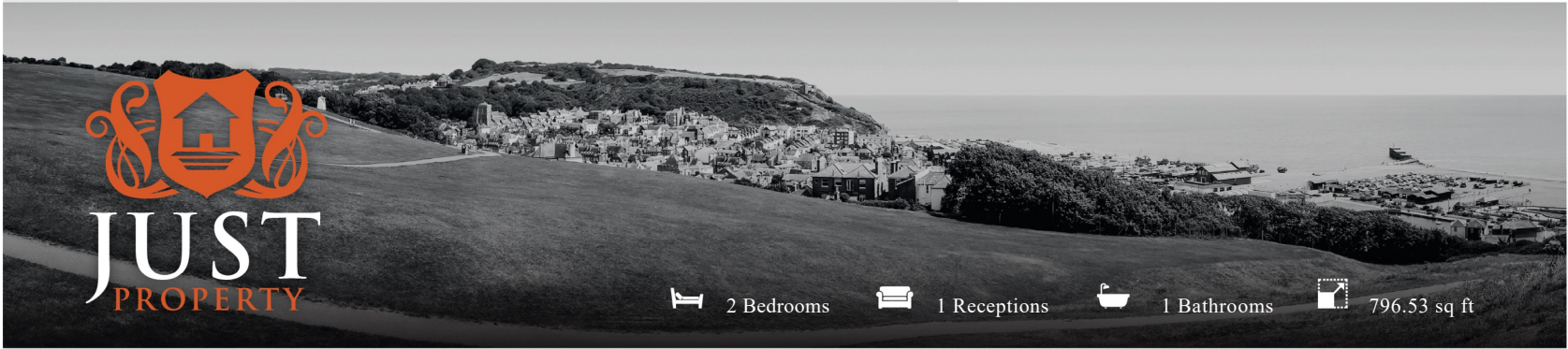
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Very energy efficient - higher running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
		58
		81



FLOORPLANS

4 Hazel Court Cottages, Stonestile Lane, Hastings, TN35 4PF

www.justproperty.net



4 Hazel Court Cottages, Stonestile Lane, Hastings, TN35 4PF

2 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

Freehold

£249,950





Freehold

£249,950

2 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to the market an opportunity to purchase this well presented two bedroom period cottage close to the village of Westfield, on the outskirts of Hastings close to The Ridge, Conquest hospital, the town centre and also the seafront, promenade and the Old Town.

This charming property believed to be part of the former coach house and stables of the fantastic Hazel Court dating back to the mid 1800's, is situated in a beautifully quiet, rural spot yet only minutes away from the historic town of Hastings with its comprehensive range of shopping & recreational facilities and mainline railway station.

This freehold cottage occupies a corner of the wonderful former coach house benefits from a small private courtyard and enjoys use of the extensive shared gardens including woodland and a lawned area of Hazel Court without fees. There is a cost of £90 per year for maintenance of septic tank.

The property benefits from well proportioned accommodation including entrance hallway with WC, a principle bedroom with balcony, fitted kitchen, modern bathroom suite and large lounge/dining area. In addition the property features double glazed Georgian style windows throughout and gas central heating. The property is in excellent condition and is a credit to the current owners.

An internal viewing is strongly recommended to appreciate this character home, please call Just Property on 01424 444100 for more details and to arrange a viewing.

ROOM DIMENSIONS

Front Door

Entrance Hallway

WC

Lounge / Diner
19'1" x 14'0" (5.82 x 4.27)

Kitchen
14'6" x 6'3" (4.42 x 1.91)

Stairs To Landing

Bedroom
13'5" x 11'3" (4.11 x 3.43)

Bedroom
12'2" x 7'1" (3.71 x 2.16)

Shower Room / WC

Sun Terrace

Front Courtyard

Residents Parking

Communal Gardens

Access To Hazel Court Gardens

FEATURES

- Semi Detached House
- CHAIN FREE
- Two Bedrooms
- Off Road Parking
- Open Plan Lounge and Dining Area
- Outstanding Communal Gardens
- Private Roof Terrace
- Gas Central Heating
- Former Coach House
- Rural Position, Yet Close To Hastings



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.