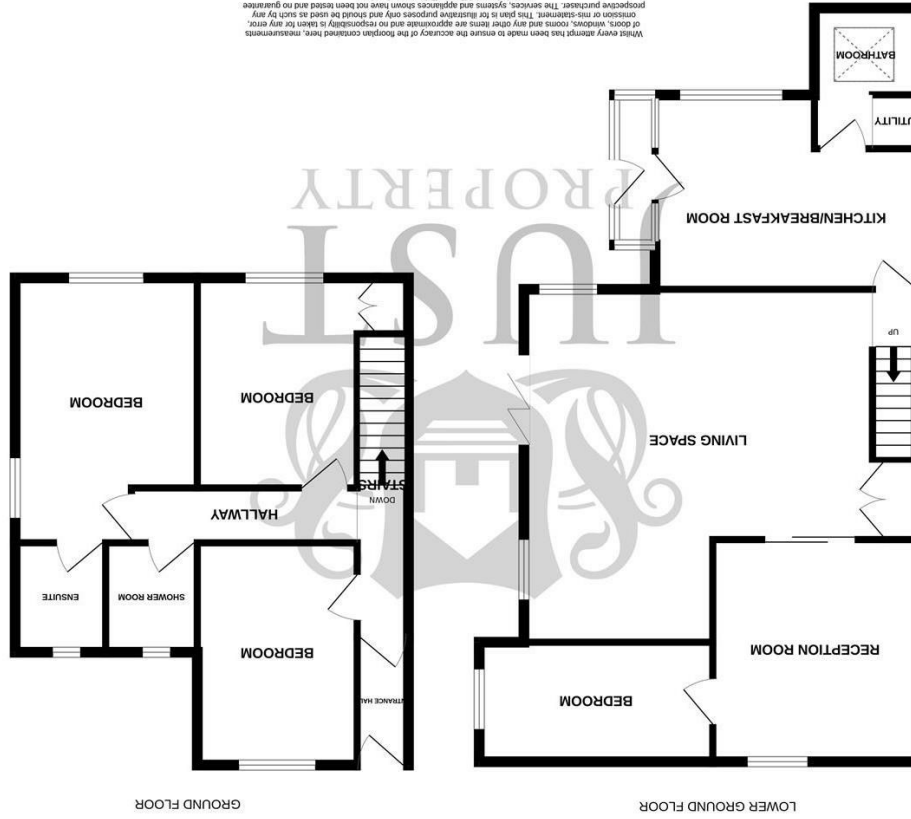


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



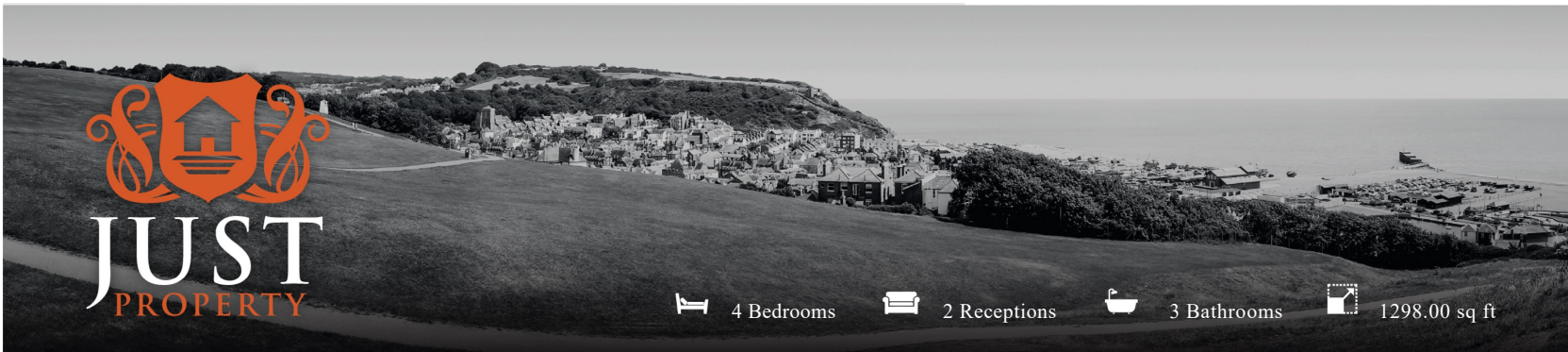
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, rooms and other items are approximate and no responsibility is taken for any error of omission or statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2020



FLOORPLANS

54 The Croft, Old Town, Hastings, TN34 3HH

www.justproperty.net



4 Bedrooms 2 Receptions 3 Bathrooms 1298.00 sq ft

54 The Croft, Old Town, Hastings, TN34 3HH

Freehold

£770,000





Freehold

£770,000

4 Bedrooms

2 Receptions

3 Bathrooms

1298.00 sq ft

PROPERTY DETAILS

Occupying an enviable position in the heart of Hastings Old Town, this exceptional four bedroom cottage enjoys breathtaking coastal views and is tucked away along a peaceful private road, offering a rare combination of tranquility, character and convenience. Beautifully presented throughout, the property provides elegant and versatile accommodation ideally suited to modern family living.

At the heart of the home is a magnificent open plan living and entertaining space, featuring bi-folding doors which open seamlessly onto the landscaped gardens and frame the stunning outlook. Designed for both relaxation and social occasions, this impressive room offers an abundance of natural light and a wonderful sense of space.

A further reception room positioned to the front of the property leads through to the fourth bedroom, creating an ideal guest suite, home office or additional family accommodation. The well-appointed kitchen/breakfast room offers extensive storage and generous work surfaces, complemented by a stylish family bathroom.

The remaining three bedrooms are arranged on the entrance level together with a contemporary shower room. The principal suite is particularly impressive, benefitting from a luxurious en-suite shower room and a striking dual aspect with elevated coastal views.

Outside, the wrap-around gardens provide a beautifully secluded setting with a level lawn, expansive patio areas and raised decking, perfectly designed for entertaining, outdoor dining and enjoying the far-reaching outlook.

Situated just moments from the seafront and the vibrant heart of Hastings Old Town, the property is within easy walking distance of renowned cafés, independent boutiques, restaurants, galleries and traditional public houses, while Hastings town centre and St Leonards offer a further range of leisure and shopping facilities.

Please contact Just Property for more details.



ROOM DIMENSIONS

Front Door

Entrance Porch

Hallway

Bedroom
12'2" x 8'9" (3.73 x 2.68)

Bedroom
11'6" x 11'1" (3.52 x 3.40)

Principle Bedroom
13'5" x 10'0" (4.10 x 3.06)

En Suite

Shower Room

Stairs Down

Kitchen / Breakfast room
15'5" x 10'8" (4.70 x 3.26)

Bathroom

Lean To

Family Living Space
20'0" x 19'5" (6.10 x 5.92)

Dining Room
12'2" x 11'3" (3.73 x 3.43)

Bedroom
12'10" x 6'7" (3.92 x 2.01)

Extensive Gardens

FEATURES

- CHAIN FREE
- Four Bedrooms
- Three Bathrooms
- Beautiful Views
- Quiet Residential Road in Historic Hastings Old Town
- Walking Distance To Beaches, Galleries and Shops
- Fitted Kitchen / Breakfast Room
- Stunning Mature Enclosed Gardens
- Large Living Area

