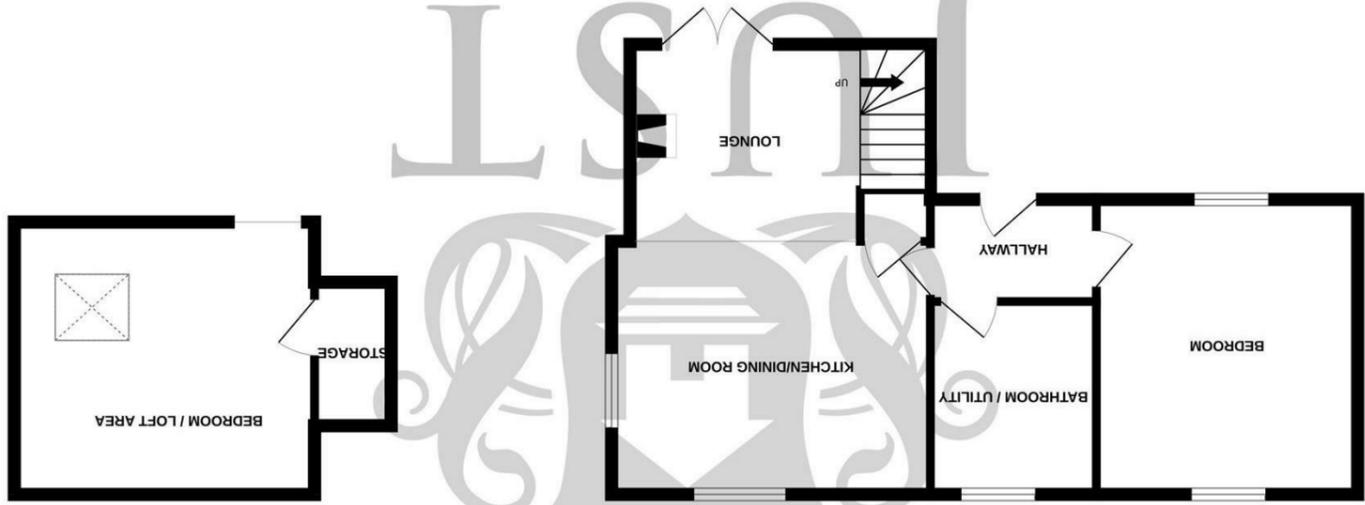


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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential



1ST FLOOR

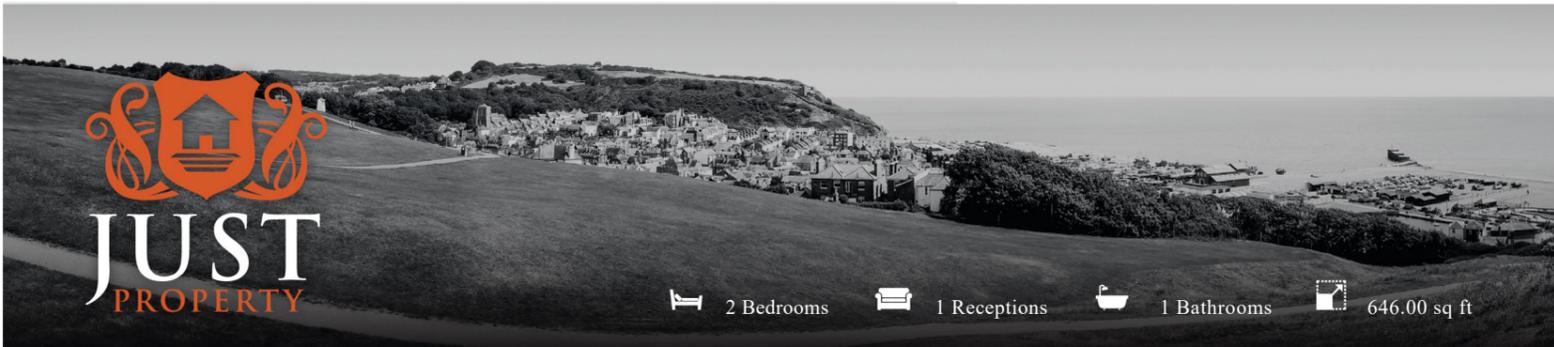
GROUND FLOOR



9, Strongs Passage, Old Town, Hastings, TN34 3BY

# FLOORPLANS

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 646.00 sq ft

Leasehold

# £395,000

9, Strongs Passage, Old Town, Hastings, TN34 3BY





Leasehold

£395,000

2 Bedrooms

1 Receptions

1 Bathrooms

646.00 sq ft

## PROPERTY DETAILS

A gorgeous and beautifully presented semi-detached house situated in the heart of the historic Old Town of Hastings. Within easy walking distance of the seafront and promenade, as well as the fantastic range of independent shops, restaurants, galleries and leisure facilities the area is renowned for, the property is also perfectly positioned close to the open green spaces of the West Hill, offering the best of coastal and historic town living.

Built in the 1970s, this stunning home offers well-arranged and versatile accommodation. You are welcomed by a spacious entrance hallway leading to a generous double bedroom and a modern fitted bathroom which also incorporates useful utility space. The beautifully handmade and finished kitchen flows seamlessly into a dining area, opening through to a cosy lounge complete with a woodburning stove and doors leading out to the garden, creating a wonderful sociable and relaxing living space.

There is ample built-in storage throughout, and stairs rise to a further sleeping area with additional storage, along with a loft-style storage space, making the layout both practical and characterful.

Externally, the property enjoys an enclosed rear courtyard garden with raised beds stocked with established plants and shrubs, along with a seating area ideal for entertaining or unwinding in a peaceful setting.

The property benefits from the remainder of a 999-year lease, with ground rent of £12.50 per annum and buildings insurance currently approximately £250 per annum.

Viewing of this stylish semi-detached home is highly recommended and is strictly by appointment with the vendor's choice of sole agent, Just Property.



## ROOM DIMENSIONS

Front Door

Entrance Hallway

Bedroom  
13'1" x 11'8" (4.00 x 3.56)

Bathroom  
8'7" x 7'4" (2.62 x 2.26)

Utility Area

Kitchen / Dining Space  
14'3" x 10'8" (4.36 x 3.26)

Open Plan Lounge Area  
13'4" x 8'8" (4.08 x 2.66)

Stairs Up To

Bedroom Area  
13'4" x 12'2" max (4.07 x 3.73 max)

Storage Cupboard

Rear Garden

Parking Spaces x 2

## FEATURES

- Beautiful Individual Home
- Stunning Interiors
- Two Bedroom Areas
- Hand Made Bespoke Kitchen
- Lovely Garden
- Heart Of Hastings Old Town
- 2 x Parking Spaces
- Wood Burning Stove
- Open Plan Living Spaces
- Vaulted Ceilings

