



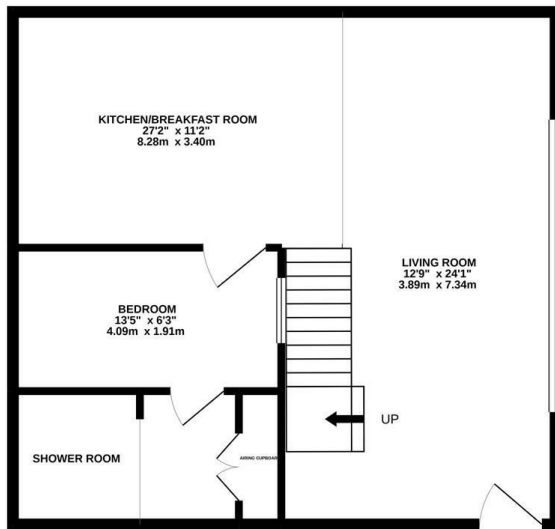
## Croft Road, Hastings TN34 3PQ

Offers in excess of £285,000

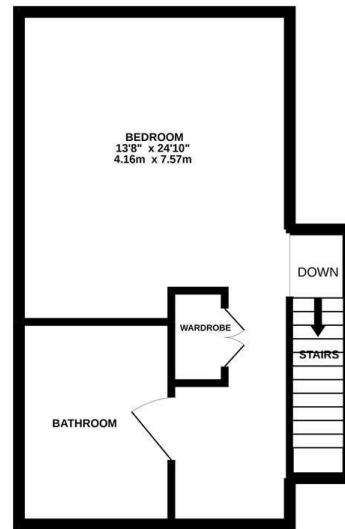


This impressive GRADE II LISTED character property forms a portion of a Victorian School set within an exclusive, GATED DEVELOPMENT and retains a WEALTH OF ORIGINAL FEATURES including a 15' picture window. It's SET IN AN IDYLIC POSITION on the cusp of Hastings Old Town & the West Hill making it only a short stroll to the seafront and beach. Accessed via a PRIVATE ENTRANCE the accommodation here enjoys a CONTEMPORARY, OPEN PLAN FEEL with a generous living space measuring 24'1 x 12'9, a large picture window and a feature fireplace. The fully fitted kitchen offers plenty of space for a FULL DINING TABLE and there is also a double bedroom and modern shower room on the ground floor. The ceilings measure 19' with a mezzanine level featuring glass balustrades which houses the main bedroom and bathroom, creating a sense of LOFT STYLE LIVING. Approached via a gated entrance there is allocated OFF ROAD PARKING for one vehicle. Properties of this style are rarely available and not to be missed.

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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.  
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