



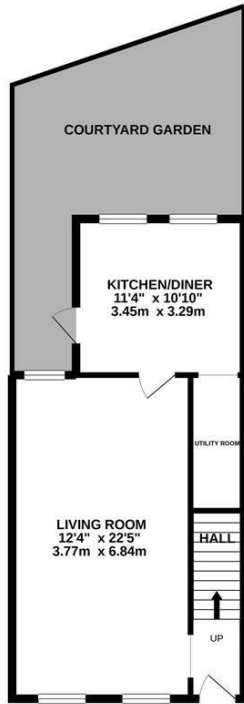
Waldegrave Street, Hastings TN34 1SL

Offers in excess of £350,000



Simply stunning four bedroom home, set in the HEART OF THE QUEENS QUARTER known for it's antique stores and trendy eateries and bars it's a VIBRANT NEIGHBOURHOOD with an accepting atmosphere. It's ideally positioned only a short stroll from the beach and Hastings mainline railway station. Having been PAINSTAKINGLY RESTORED the characterful accommodation here spans THREE STOREYS and is presented to an impeccable standard. Accessed via a welcoming entrance hall the ground floor is arranged as a GENEROUS LIVING SPACE measuring 22'5 x 12'4 and a beautiful kitchen where there is plenty of space for a full dining table designed to be a REALLY SOCIAL SPACE. There is a SEPARATE UTILITY AREA and access out to the enclosed MEDITERRANEAN STYLE COURTYARD with established trees which offer a screen of privacy creating the perfect spot to dine al-fresco. On the first floor there are two double bedrooms and a BOUTIQUE FAMILY BATHROOM with a reclaimed stained glass window. The upper floor houses a further two double bedrooms, the front bedrooms showcase FEATURE PANELLED WALLS and there are picturesque rooftops views from the back of the house. Set in an UNRIVALLED LOCATION with generous proportions and a WEALTH OF PERIOD FEATURES this unique home is not to be missed.

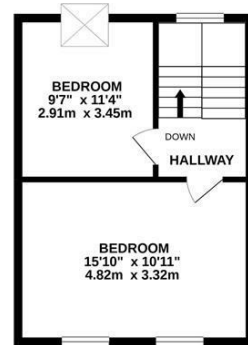
GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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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