

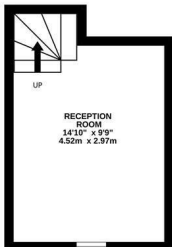
## East Parade, Hastings TN34 3AL

Offers in excess of £425,000

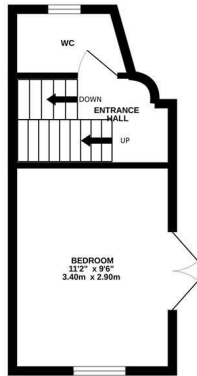


A charming GRADE II LISTED, two/three bedroom semi-detached house built in 1750, situated in a PRIME SEAFRONT LOCATION in Hastings Old Town. The characterful accommodation spans four storeys, enjoys a WEALTH OF PERIOD FEATURES and boasts INCREDIBLE VIEWS. You enter on the ground floor where there is a DUAL ASPECT BEDROOM with a southerly aspect and double doors to a RAISED PATIO, together with a w/c. The main living space is situated on the first floor with a large bay window which also frames a Southerly aspect with an attractive view across the boating lake and there is a MODERN FITTED KITCHEN with integrated appliances. The first floor houses the principle bedroom and a STYLISH FAMILY BATHROOM which offers a roll top bath with a shower over. On the lower floor, there is a SECOND RECEPTION ROOM which could also be used as additional bedroom if needed. Being sold with NO ONWARD CHAIN this UNIQUE and fantastic property would make the perfect seaside retreat.

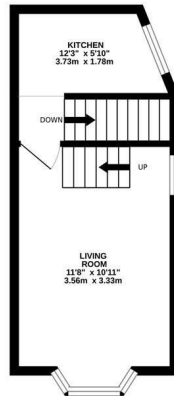
**BASEMENT**  
141 sq.ft. (13.1 sq.m.) approx.



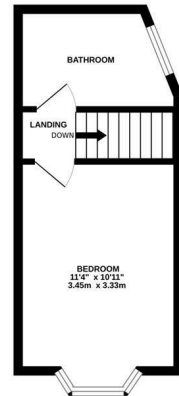
**GROUND FLOOR**  
216 sq.ft. (20.1 sq.m.) approx.



**1ST FLOOR**  
231 sq.ft. (21.5 sq.m.) approx.



**2ND FLOOR**  
231 sq.ft. (21.5 sq.m.) approx.



**TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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