



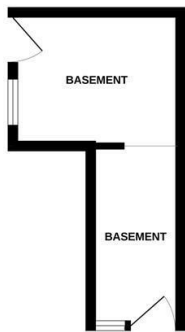
## Exmouth Place, Hastings TN34 3JA

Offers in excess of £385,000

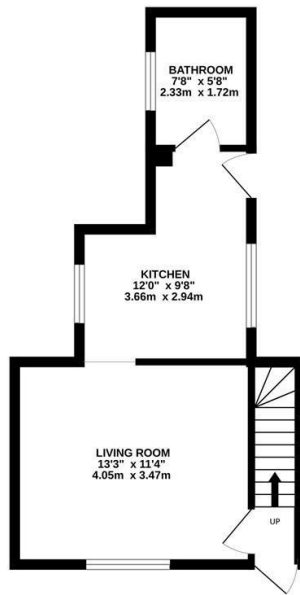


A stylish Grade II listed TWO BEDROOM SEMI DETACHED house with a PRIVATE COURTYARD, set in an IDYLIC LOCATION in the HEART OF HASTINGS OLD TOWN with PANORAMIC SEA VIEWS. Tucked away in a tranquil position, yet mere metres from the antique stores, galleries and eateries on the High Street, this fantastic property would make the PERFECT HOME BY THE SEA. The beach, fishing harbour and cobbled George Street are all within immediate reach, plus Hastings Town Centre, with its mainline railway station just a short stroll away. The accommodation here spans three storeys and enjoys a wealth of original features including wooden sash windows, and original floorboards. The ground floor houses a BRIGHT LIVING SPACE with a built in feature fireplace, reclaimed wooden paneling rescued from an Old Town hotel wreckage in the 1940's and space for a full dining table, whilst the SEPARATE CONTEMPORARY KITCHEN sits to the rear of the property, with ample storage and access to the PRIVATE COURTYARD. The FAMILY BATHROOM with a bath and shower over is also on this floor. The TWO DOUBLE BEDROOMS are positioned on the

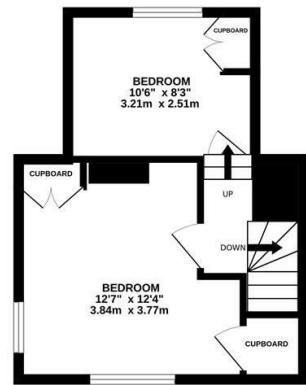
BASEMENT  
122 sq.ft. (11.3 sq.m.) approx.



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 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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