



## The Croft, Hastings TN34 3HH

Guide price £750,000



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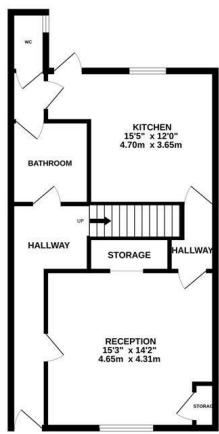
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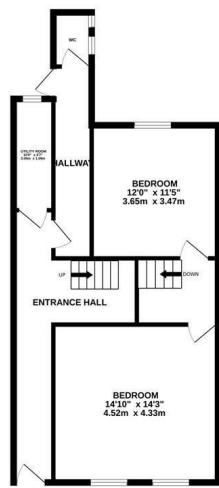
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\*Period property requiring renovation\* Substantial, five/six bedroom FOUR STOREY HOUSE set in an unrivalled location in the HEART OF HASTINGS OLD TOWN. Accessed via a peaceful, private road it's enviably positioned just a short stroll from the beach, local stores, eateries and galleries. The accommodation enjoys a VERSATILE LAYOUT with FAR REACHING VIEWS across the rooftops of the Old Town and of the sea. Having previously been converted into a SELF CONTAINED FLAT, the lower ground floor enjoys a LARGE LIVING ROOM which leads through to the EAT-IN KITCHEN where there is a door giving access out to the garden along with a bathroom and separate w/c. There are also two DOUBLE BEDROOMS that can be accessed from this floor making this perfect for those seeking DUAL ACCOMMODATION. The main living space sits on the first floor measuring an impressive 19'4 x 14'9 providing an enviable space to entertain with two large picture windows framing the beautiful outlook along with the generous kitchen and a bathroom while the second floor houses THREE FURTHER DOUBLE BEDROOMS. The WALLED REAR GARDEN is

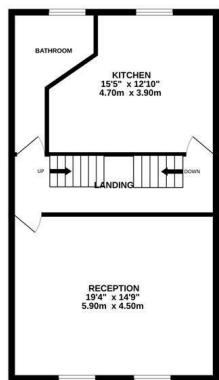
LOWER GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



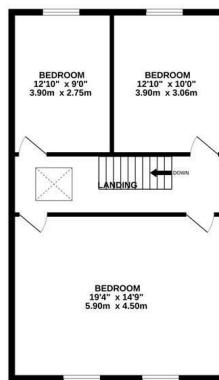
GROUND FLOOR  
636 sq.ft. (59.0 sq.m.) approx.



FIRST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



SECOND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 2480 sq.ft. (230.4 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 condition or working order can be given.

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