



West Street, Hastings TN34 3AN

Offers in excess of £450,000

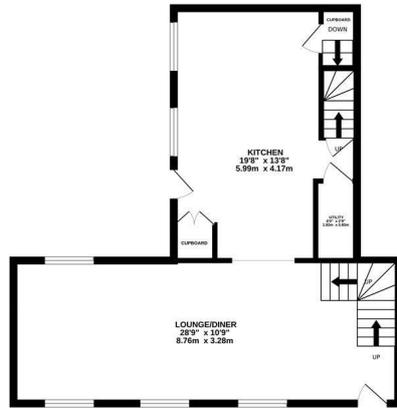


A charming THREE BEDROOM SEMI-DETACHED COTTAGE located in the heart of Hastings Old Town, just a stones throw from the beach. It's enviably positioned to make the most of the local artisan stores, antique shops, galleries, restaurants and cafes in the Old Town and is within easy walking distance of the beach and Hastings Town centre which benefits from a mainline railway station with connections to London. Formerly the Queen Adelaide pub, this GRADE II LISTED accommodation enjoys a WEALTH OF ORIGINAL FEATURES and is arranged as a OPEN PLAN LIVING AND KITCHEN on the ground floor. The CONTEMPORARY KITCHEN offers ample storage and worktop space, and benefits from access to the handy UTILITY CUPBOARD. The cosy living space spans the full width of the property and enjoys a WOOD BURNING STOVE and plenty of room for a full dining table. The first floor houses THREE BEDROOMS, two of which are doubles, together with the FAMILY SHOWER ROOM. The primary bedroom enjoys access to the separate W/C and second staircase which leads to the kitchen. The property benefits from an additional basement level which offers scope for potential to become an additional room. Set in a SOUGHT AFTER LOCATION this fantastic property would make the PERFECT SEASIDE HOME and is not one to be missed.

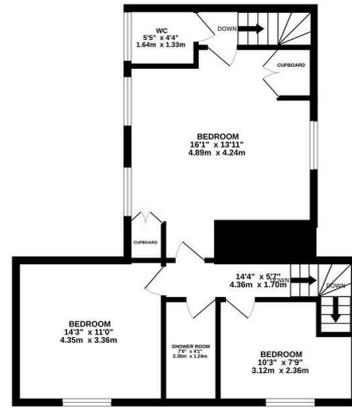
CELLAR
150 sq ft (13.9 sq m.) approx.



GROUND FLOOR
569 sq ft (52.9 sq m.) approx.



1ST FLOOR
515 sq ft (47.9 sq m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 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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