



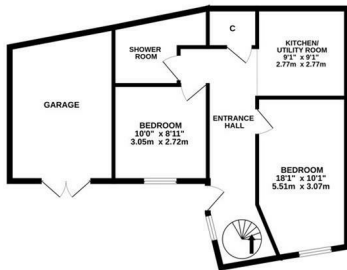
Stonefield Road, Hastings TN34 1QE

Offers in excess of £650,000

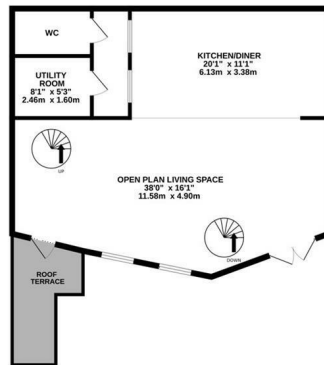


Unique five bedroom FORMER COACH HOUSE originally designed to house the horses from Hastings Old Town and Pier. Occupying a central location in the HEART OF HASTINGS TOWN CENTRE this fantastic property is perfectly positioned to enjoy the VIBRANT NEIGHBOURHOOD, it's within immediate walking distance of local restaurants, Alexandra Park and the beach, Hastings mainline railway station is also within walking distance and offers connections to London. Dating back to the 1860's the accommodation here is steeped in local history and offers a versatile layout which lends itself to a multitude of uses. You enter on the ground floor where there are two double bedrooms, a shower room and a utility room which could be used as a second kitchen, CREATING POTENTIAL FOR DUAL ACCOMMODATION or a home and income opportunity. A cast iron spiral staircase leads to the IMPRESSIVE OPEN PLAN LIVING SPACE on the first floor, fitted with a wood burning stove, a JULIETTE BALCONY and exceptionally high ceilings this sociable space is perfect for entertaining. There is a kitchen FITTED WITH CONTEMPORARY UNITS open to a dining nook

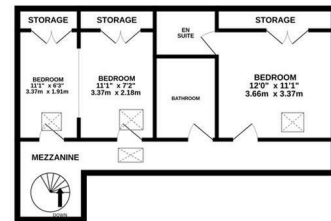
GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



FIRST FLOOR
800 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR/MEZZANINE
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 2027 sq.ft. (188.3 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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