



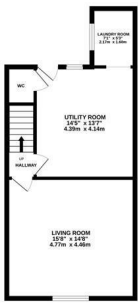
## Wellington Square, Hastings TN34 1PB

Offers in excess of £750,000

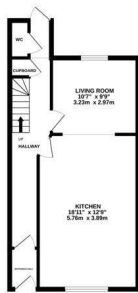


An attractive six storey Grade II listed REGENCY STYLE TOWNHOUSE with off road parking located in an iconic position in Wellington Square within striking distance of the seafront. Local shops, restaurants and a mainline railway station in Hastings Town centre are within easy reach and the West Hill and Hastings Old Town are also within walking distance. The accommodation is PRESENTED AN EXCELLENT STANDARD throughout offering a VERSATILE LAYOUT with a WEALTH OF ORIGINAL FEATURES, you enter on the ground floor where there is a LARGE EAT-IN KITCHEN which is open to a second reception room. The kitchen is fitted with industrial stainless steel units with space for a range style oven. The lower floor offers one large reception room, with a utility and laundry room, benefitting from a W/C and courtyard on this floor. The impressive living space spans the first floor with a FLOOR TO CEILING WINDOW and double doors leading out to the FRONT FACING BALCONY from where you can enjoy views across the gardens and towards the sea. There is a large FEATURE FIREPLACE and two original doors which lead through to a study.

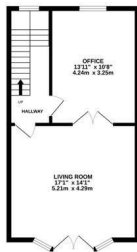
LOWER GROUND FLOOR  
494 SQ. FT. (45.7 SQ. M.) APPROX.



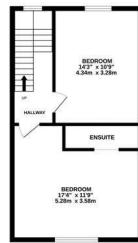
GROUND FLOOR  
484 SQ. FT. (44.8 SQ. M.) APPROX.



1ST FLOOR  
404 SQ. FT. (37.4 SQ. M.) APPROX.



2ND FLOOR  
442 SQ. FT. (40.8 SQ. M.) APPROX.



3RD FLOOR  
442 SQ. FT. (40.8 SQ. M.) APPROX.



4TH FLOOR  
442 SQ. FT. (40.8 SQ. M.) APPROX.



TOTAL FLOOR AREA : 2717 sq.ft. (252.4 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 operability or efficiency can be given.  
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