



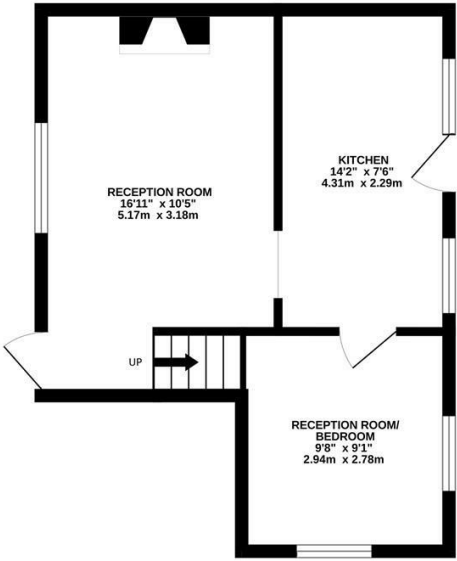
Woods Passage, Hastings TN34 3BX

Offers in excess of £350,000

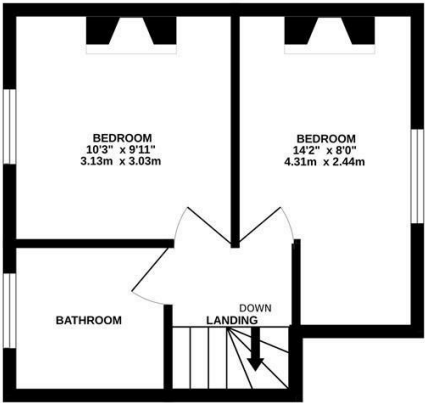


A bright two bedroom, two reception room Grade II listed GEORGIAN COTTAGE occupying an unrivalled position in the HEART OF HASTINGS OLD TOWN with Hastings Country Park behind. Accessed via a peaceful, secluded Twitten it's enviably positioned just a short stroll from the beach, local stores, eateries and galleries. The accommodation here is arranged as a large living room positioned at the rear of the property which enjoys a FEATURE FIREPLACE and exposed beams while the FITTED KITCHEN spans the front of the property providing ample storage and worktop space. There is also a SECOND RECEPTION ROOM on this floor which could also be used as a third bedroom and the first floor houses two bedrooms together with a family bathroom. There is a courtyard garden at the rear which is bordered by mature shrubs and trees providing the perfect spot to entertain or DINE AL-FRESCO. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT SEASIDE RETREAT or family home and is not to be missed.

GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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