

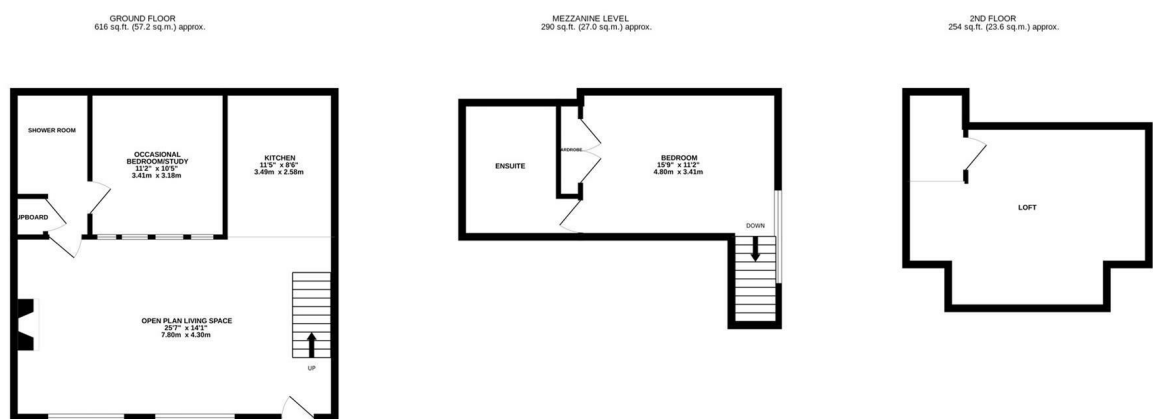


## Croft Road, Hastings TN34 3PQ

Offers in excess of £340,000



An impressive Grade II listed, FREEHOLD TERRACED HOUSE with OFF ROAD PARKING forming a portion of this former Victorian School which retains a WEALTH OF ORIGINAL FEATURES. Situated within a GATED DEVELOPMENT on the West Hill and the cusp of Hastings Old Town it's ideally located for access to local artisan shops and restaurants, the beach and is also within walking distance to Hastings Town centre which benefits from a mainline railway station with connections to London. The accommodation here offers a unique blend of contemporary fittings and character features including VAULTED CEILINGS and large original windows with the ground floor arranged as bright OPEN PLAN LIVING SPACE which enjoys a dual aspect and an exposed brickwork FEATURE FIREPLACE with fitted bookshelves while the MODERN FITTED KITCHEN provides ample storage and worktop space. There is a stylish shower room on this floor along with an OCCASIONAL BEDROOM which could also be used as a home office or second reception room. The DOUBLE BEDROOM is positioned on the MEZZANINE LEVEL together with an EN-SUITE BATHROOM where



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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