



The Croft, Hastings TN34 3HH

Offers in excess of £895,000



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An attractive six bedroom FIVE STOREY HOUSE with OFF ROAD PARKING for two vehicles situated in an unrivalled location within the HEART OF HASTINGS OLD TOWN. It's accessed via a peaceful, private road and enviably positioned just a short stroll from the beach, independent stores, eateries, traditional pubs and galleries. The accommodation enjoys a VERSATILE LAYOUT, retaining a WEALTH OF CHARACTER FEATURES including high ceilings, sash windows and original joinery along with PICTURESQUE VIEWS across the Valley of the Old Town and down to the English Channel. On the lower ground floor you will find the generous, traditional style EAT-IN KITCHEN which offers ample storage and worktop space, enjoys a beamed ceiling and original flagstone tiled floor. There is also one of the reception rooms with original PARQUET FLOORING laid in a herringbone pattern while the ground floor houses the main living room which is positioned at the front of the property with a feature fireplace, an additional reception room and a handy cloakroom. There is also a UTILITY ROOM on this floor. The bedrooms span the remaining three floors, although the

LOWER GROUND FLOOR
605 sq.ft. (55.7 sq.m.) approx.



GROUND FLOOR
741 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
703 sq.ft. (64.9 sq.m.) approx.



2ND FLOOR
605 sq.ft. (55.7 sq.m.) approx.



3RD FLOOR
605 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 3272 sq.ft. (304.0 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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