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32 Barley Lane, Hastings  
£230,000



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## 32 Barley Lane

Hastings, Hastings

Just a short walk from the heart of Hastings Old Town, this characterful two-bedroom terraced home blends period charm with everyday convenience, featuring brick fireplaces, stable doors and a private rear courtyard — all offered chain-free.

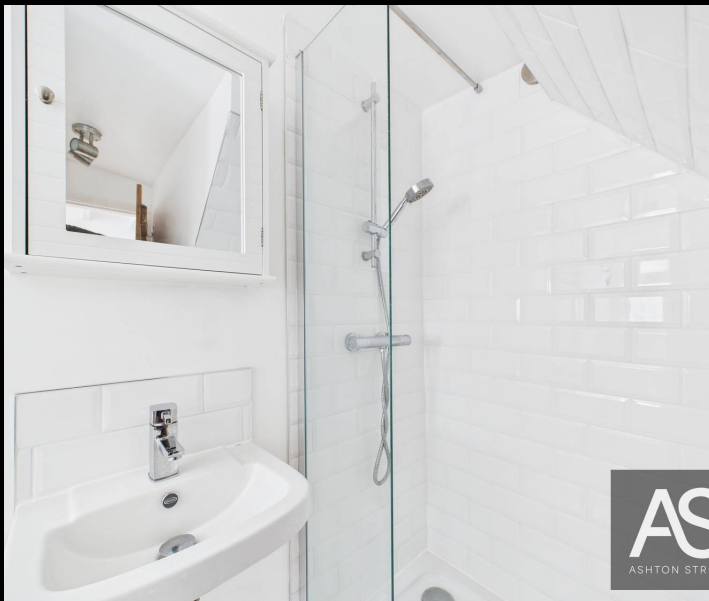
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two-bedroom terraced home on Barley Lane
- Short walk to Hastings Old Town and seafront
- Brick fireplace features in both the lounge and main bedroom
- Stable-style doors front and rear
- Compact rear courtyard for outdoor space
- Downstairs shower room and WC
- Double glazing and gas central heating
- No onward chain
- Recently redecorated front exterior
- Unrestricted on-street parking directly outside





**Tucked away on the lower end of Barley Lane, this two-bedroom terraced home places you just a short walk from the heart of Hastings Old Town — perfect for morning strolls to the seafront, weekend coffee at local favourites, or browsing the antique shops and galleries that line George Street. Behind its recently redecorated frontage and stable-style front door, this home offers an easy, low-maintenance base with characterful touches and a surprising sense of seclusion.**

Inside, the ground floor includes a compact living room with exposed brick fireplace and laminate flooring — ideal for a small sofa and reading nook. The kitchen sits to the rear and offers a simple, practical layout, with space for freestanding appliances and a stable door opening to the rear courtyard — a private outdoor spot to enjoy a cup of tea or grow a few herbs. A downstairs WC with shower and window brings added convenience.

Upstairs, the front-facing main bedroom also features an original brick fireplace and space for wardrobes or storage. A second smaller double bedroom overlooks the rear, and could easily work as a guest room, dressing room or study. The home is double glazed throughout and warmed by gas central heating.



Floor 0



Floor 1



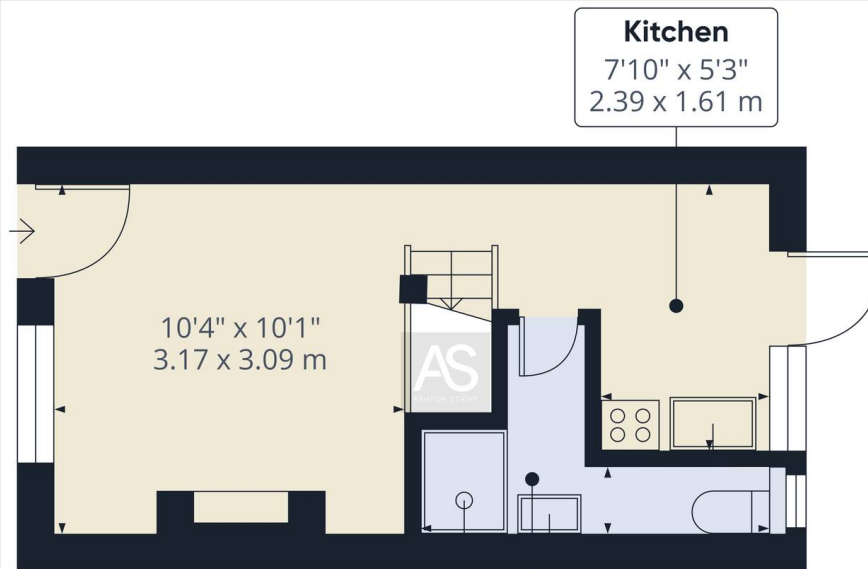
Approximate total area<sup>(1)</sup>  
395 ft<sup>2</sup>  
36.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

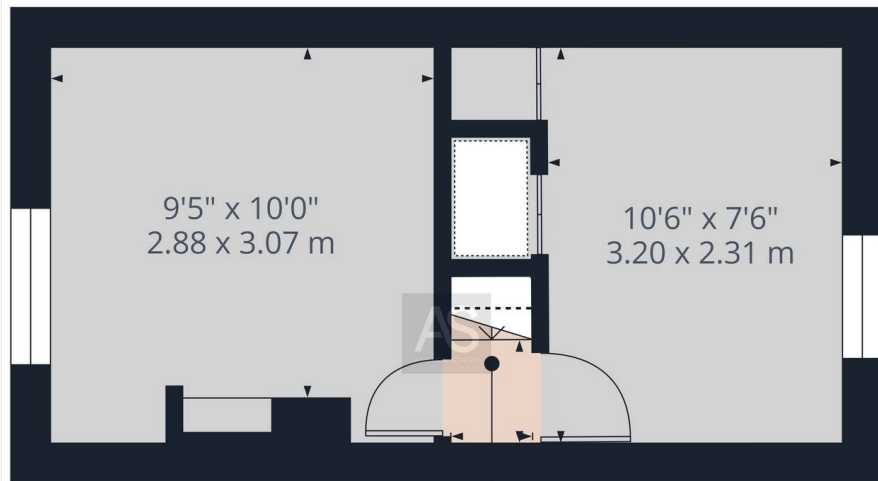


Approximate total area<sup>(1)</sup>  
201 ft<sup>2</sup>  
18.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



Approximate total area<sup>(1)</sup>  
194 ft<sup>2</sup>  
18.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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