



## Porthole Cottage, 4 Woods Passage, Hastings, TN34 3BX

A BEAUTIFUL GRADE II LISTED 19TH CENTURY GEORGIAN COTTAGE, ENJOYING AN ELEVATED POSITION WITHIN HASTINGS HISTORIC OLD TOWN CLOSE TO THE EAST HILL WITH ITS FUNICULAR, HASTINGS BEACH & ROCK-A-NORE FISHERMANS QUARTER, PUBS & RESTAURANTS AS WELL AS THE STADE AND JERWOOD GALLERY.

The property is ideally positioned in the heart of this stunning conservation area within a small pedestrian twitten and provides accommodation arranged over two floors to include a living room with feature fireplace & exposed beams, a 14'2 kitchen with built-in appliances and a separate dual aspect dining room with a 9'8 vaulted ceiling. To the first floor there are two bedrooms, each with feature fireplaces, as well as a bathroom/w.c.

Outside, there is a 21ft wide x 15ft deep hedge & picket fence enclosed rear courtyard and further benefits include gas fired central heating, sash windows and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £375,000

# Porthole Cottage, 4 Woods Passage, Hastings, TN34 3BX



- Grade II Listed Georgian Cottage
- Close to East Hill & Beach
- Kitchen with Separate Dining Room
- To Be Sold CHAIN FREE
- Two Bedrooms, Two Receptions
- Ideal Main or Holiday Home
- 7'0 x 6'10 Bathroom/W.C
- Favoured Old Town Location
- Character Features & Fireplaces
- Rear Courtyard Garden

## Living Room

16'8 x 10'5 max (5.08m x 3.18m max)

## Kitchen

14'2 x 7'6 (4.32m x 2.29m)

## Dining Room

9'6 x 9'1 (2.90m x 2.77m)

## First Floor Landing

## Bedroom One

14'2 x 8'1 (4.32m x 2.46m)

## Bedroom Two

10'2 x 9'10 (3.10m x 3.00m)

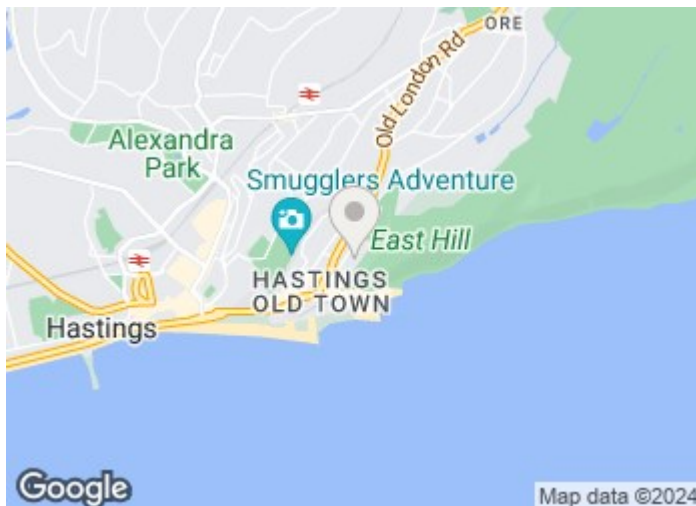
## Bathroom/W.C

7'0 x 6'10 (2.13m x 2.08m)

## Outside

## Rear Courtyard

21'0 x 15'0 (6.40m x 4.57m)





# Floor Plan

GROUND FLOOR  
350 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR  
265 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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