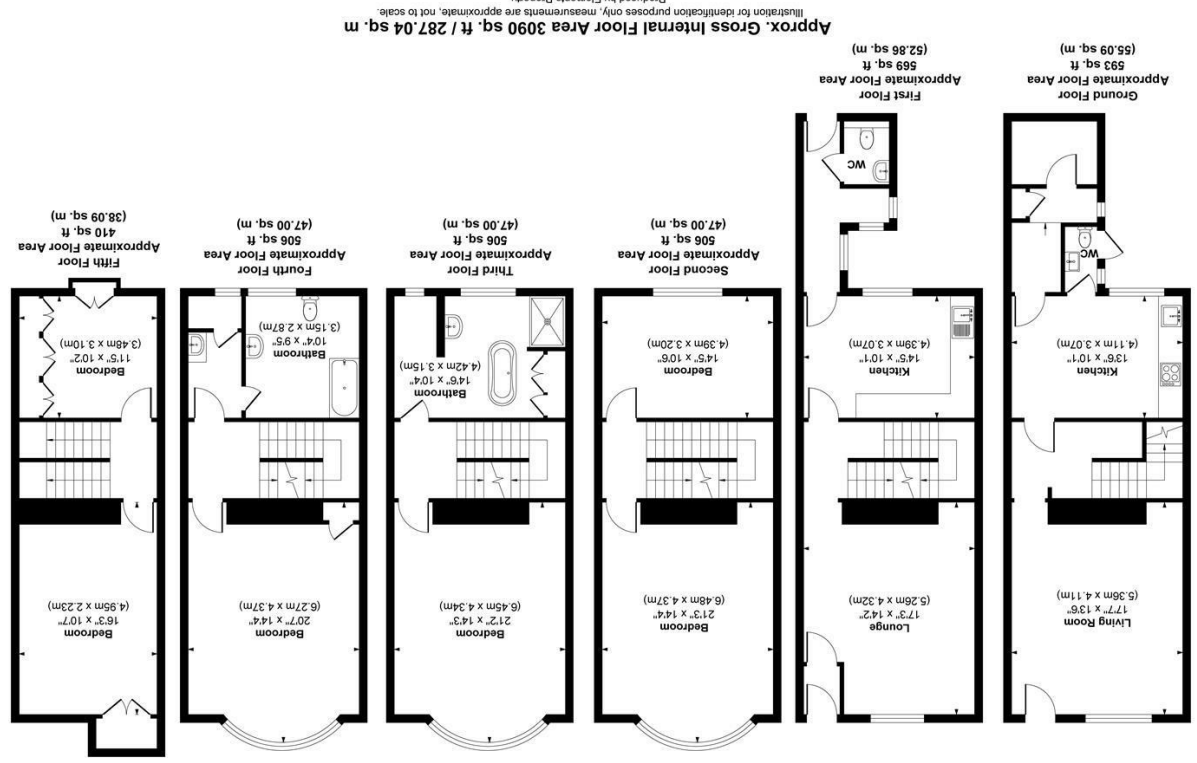


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G

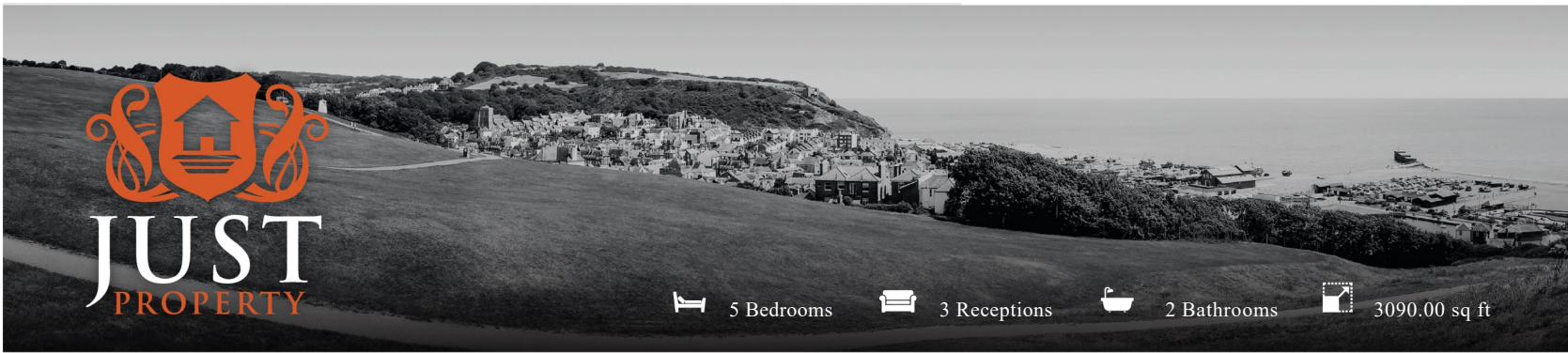
Current: **D** (57) Potential: **C** (71)



# FLOORPLANS

5 The Croft, Old Town, Hastings, TN34 3HH

[www.justproperty.net](http://www.justproperty.net)



Freehold

**£1,195,000**

5 The Croft, Old Town, Hastings, TN34 3HH





Freehold

£1,195,000

5 Bedrooms 3 Receptions 2 Bathrooms 3090.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Just Property are delighted to bring to the market this stunning period townhouse dating back to approximately 1820, which was commissioned by the Duke of Wellington, and occupies an enviable position in one of the most prestigious roads in the Old Town of Hastings. The house offers spectacular views across the roof tops of the Old Town and out towards the English Channel. The property is close to the open spaces of the East and West Hill and the beach and promenade, while the excellent selection of cafes, restaurants, independent shops and entertainment spaces, is a short walk away. The Hastings Contemporary art gallery, set among Hastings' famous net huts, overlooks the largest beach-launched fishing fleet in Europe. There is a mainline railway station in Hastings town centre with direct links to London, Ashford, Gatwick Airport and Brighton.

The property retains many of its original features, such as flooring, cornicing, and sash windows, arranged over six floors, it offers spacious and versatile accommodation, including five well proportioned bedrooms, three reception rooms, a newly refurbished kitchen / breakfast room, and a further chefs preparation area/scullery.

Externally, there is a south-east facing front garden, landscaped and zoned to enjoy outdoor living, off-road parking for two cars and a further garden area on Croft Road.

Historic houses of this quality and level of accommodation are rarely available in Hastings, and an opportunity such as this should not be missed. Viewing is considered essential via the vendors choice of sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Stairs to Landing
Entrance / Dining Hall 15'10" x 14'1" (4.85 x 4.30)	Principle Bedroom 18'8" x 14'4" (5.71 x 4.37)
Kitchen / Breakfast Room 14'4" x 9'10" (4.38 x 3.02)	Bathroom 13'10" x 10'2" (4.23 x 3.11)
Pantry Area 7'6" x 3'10" (2.30 x 1.17)	Stairs To Landing
WC 4'1" x 4'5" (1.25 x 1.36)	Bedroom 16'4", 23'2" x 14'4" (5.71 x 4.37)
Door To Croft Road	Walk in Wardrobe
Stairs Down To Lower Hallway	Bathroom 10'3" x 9'8" (3.13 x 2.95)
Snug / Games Room 16'3" x 13'6" (4.97 x 4.13)	Stairs To Landing
Door To Garden	Bedroom 14'2" x 11'8" (4.34 x 3.56)
Chefs Preparation / Scullery 13'6" x 9'3" (4.12 x 2.82)	Balcony
Utility Room	Bedroom 10'3" x 9'4" (3.13 x 2.85)
Stairs Up To Landing	Juliette Balcony
Drawing Room 18'8" x 14'4" (5.71 x 4.37)	Front Garden
Bedroom / Office 14'4" x 10'3" (4.38 x 3.14)	Off Road Parking
	Garden on Croft Road
	Bin Storage Area / Steps To Croft Road

## FEATURES

- Stunning Period Townhouse
- Grade II Listed
- Five Bedrooms
- Two Bathrooms
- Wonderful Old Town Location on Private Road
- Off Road Parking x 2
- Two Gardens
- Dating Back To 1820
- Panoramic Sea Views
- Balcony

