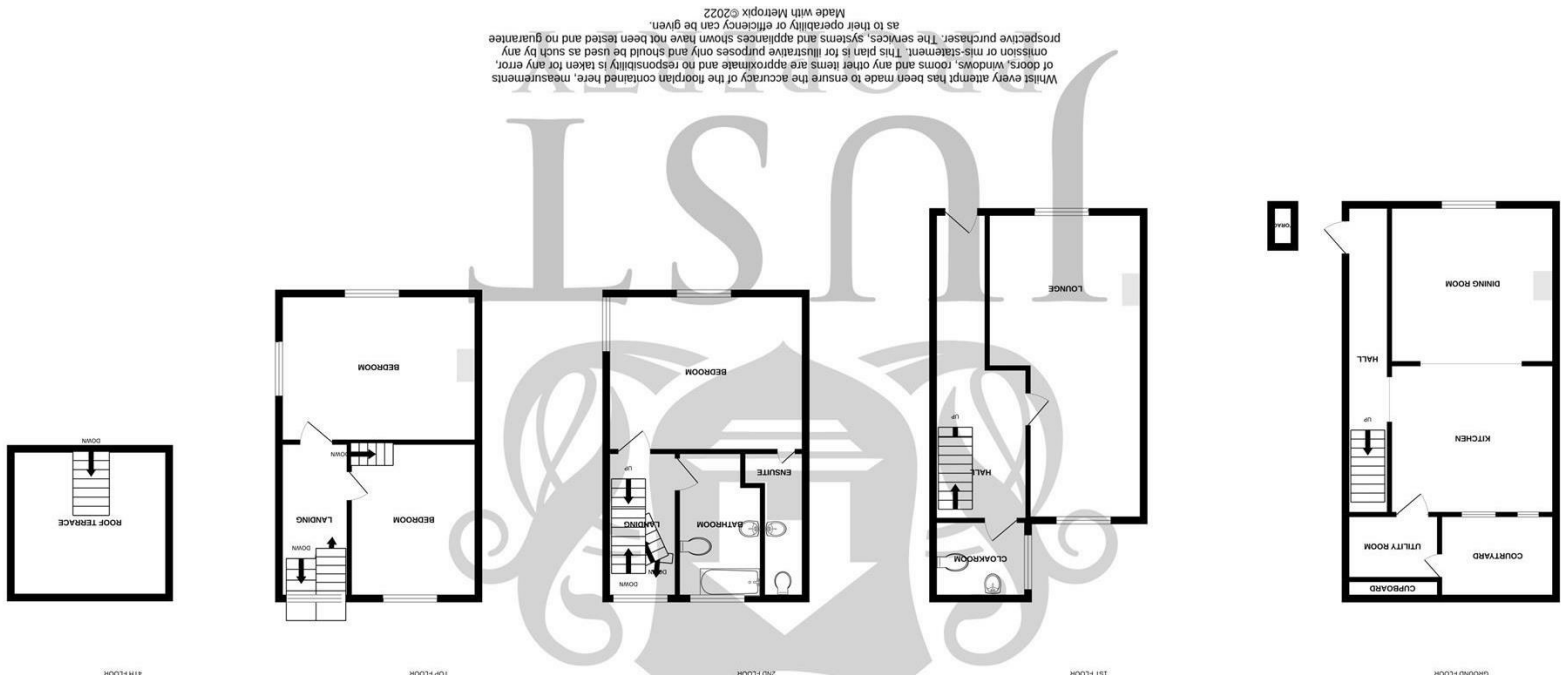


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Very energy efficient - lower running costs	B (81-91)
Very energy efficient - lower running costs	C (69-80)
Very energy efficient - lower running costs	D (55-68)
Very energy efficient - lower running costs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



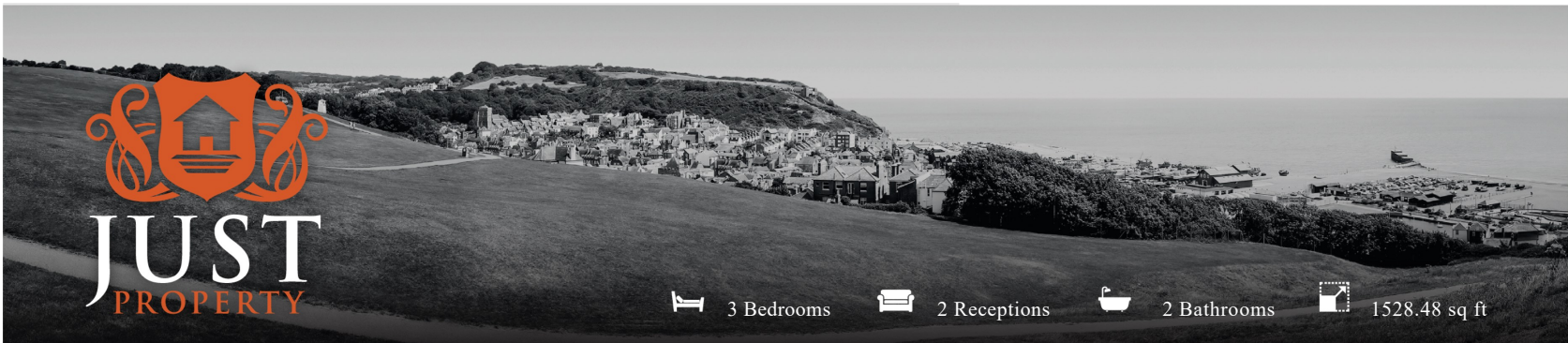
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Compass House, 22 Croft Road, Old Town, Hastings, TN34 3HJ

FLOORPLANS

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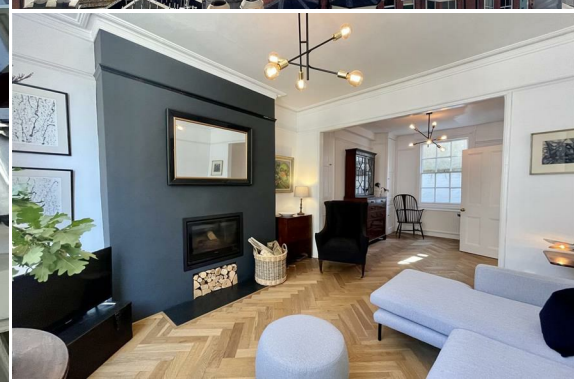


3 Bedrooms 2 Receptions 2 Bathrooms 1528.48 sq ft

Freehold

£799,950

Compass House, 22 Croft Road, Old Town, Hastings, TN34 3HJ





3 Bedrooms 2 Receptions 2 Bathrooms 1528.48 sq ft

PROPERTY DETAILS

A rare opportunity arises to secure this exceptionally presented CHAIN FREE three bedroom, two reception room period town house, situated in the heart of Hastings historic Old Town within immediate walking distance of local shops, restaurants, the sea front as well as access on to Hastings East & West Hill, which enjoys commanding views.

The accommodation of this immaculate home is arranged over four floors with the entrance hallway leading directly into the bright living room with Contura woodburner. This truly wonderful room benefits from large dual aspect windows, which enhance the space. There is a separate cloakroom which has an open brick feature wall. Throughout the first floor there is solid wood herringbone flooring.

The grand period staircase leads to both the first floor and lower ground level. To the lower level there is a traditional fitted kitchen, which opens into a dining room as well as a separate front entrance porch and a utility space allowing access to the rear courtyard fernery.

To the first floor there is a truly magnificent dual aspect principal bedroom, presenting extraordinary views over the Old Town towards the sea. There is also a stylish en-suite with a walk-in shower and a feature fireplace. The main bathroom includes a bath with overhead shower and under floor heating. The second floor provides two further double bedrooms. The bedroom to the front of the property has exceptional views towards the sea and the rear bedroom has magnificent views over the rooftops of the Old Town.

Externally, the roof terrace is one of a kind with a panoramic view of the West Hill, East Hill & Lift as well as the English Channel and rooftop views of the Old Town.

The property retains character and charm with feature fireplaces, exposed wooden flooring, sash windows (with electric blinds), stained glass windows and Victorian tiling. Further benefits include gas fired central heating, outside storage and loft space.



ROOM DIMENSIONS

Front Door up the Stairs	Utility 6'7 x 3'8 (2.01m x 1.12m)
Front Door down the Stairs (with bin storage)	First Floor Landing
Raised Ground Floor Level	Bedroom 15'7 x 11'11 (4.75m x 3.63m)
Living Room 23'9 x 11'8 (7.24m x 3.56m)	En-suite 11'5 x 11'11 (3.48m x 3.63m)
Separate Cloakroom 6'0 x 5'11 (1.83m x 1.80m)	Bathroom 11'8 x 6'8 (3.56m x 2.03m)
Lower Ground Floor	Second Floor Landing
Entrance Porch 4'5 x 2'11 (1.35m x 0.89m)	Bedroom 15'2 x 11'5 (4.62m x 3.48m)
Hallway 20'11 x 2'8 (6.38m x 0.81m)	Bedroom 10'4 x 10'0 (3.15m x 3.05m)
Kitchen 12'2 x 12'0 (3.71m x 3.66m)	Roof Terrace
Dining Room 12'2 x 12'0 (3.71m x 3.66m)	Rear Courtyard

FEATURES

- Old Town Location
- Rear Courtyard Fernery
- Roof Terrace
- Sea Views
- Full of Character & Charm
- Two Separate Entrances
- Utility Space
- Substantial Accommodation
- Feature Fireplaces
- Grand Staircase

