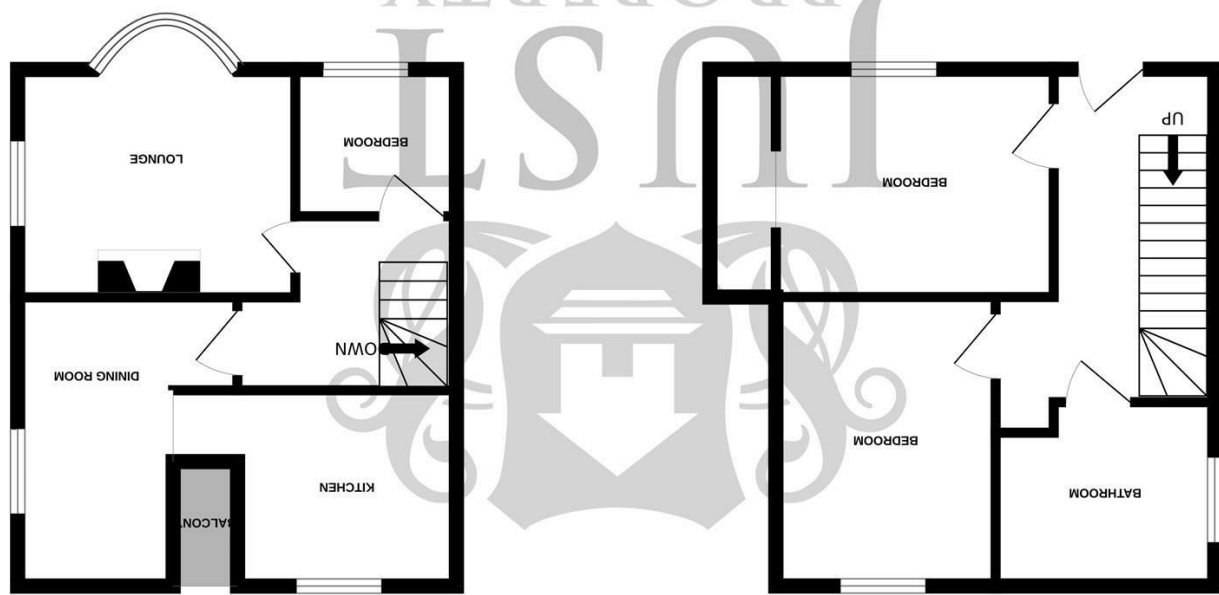


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is illustrative purposes only and should be used as such 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Potential	88



1ST FLOOR

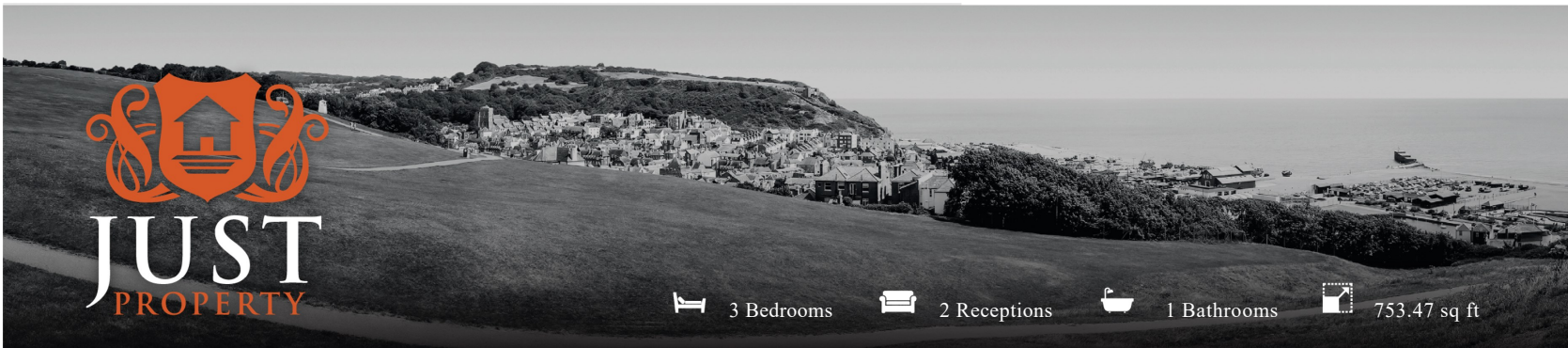
GROUND FLOOR



42 Croft Road, Old Town, Hastings, TN34 3HE

FLOORPLANS

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 753.47 sq ft

Freehold

£405,000

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Freehold

£405,000

3 Bedrooms 2 Receptions 1 Bathrooms 753.47 sq ft

PROPERTY DETAILS

Just Property is thrilled to present this exquisite Grade II Listed three-bedroom Georgian semi-detached house, nestled in the heart of the historic Hastings Old Town. This charming residence boasts a prime location, just steps away from local shops, cafes, restaurants, bus services, the picturesque East and West Hills, and the scenic seafront promenade. Nearby attractions like the Hastings Contemporary, Rock-a-Nore, and a variety of entertainment venues are all within walking distance.

Spread over two elegant floors, the accommodation includes an inviting entrance hall, two spacious double bedrooms, and a newly refitted family bathroom on the ground floor. Ascend to the first-floor galleried landing to discover a dual-aspect living room, a formal dining room, a well-equipped fitted kitchen, a cozy small roof terrace, and a versatile third bedroom/office. The property is rich in original features, including charming floorboards, classic doors, period windows, and stunning fireplaces.

Additional highlights include a cellar and beautifully landscaped gardens, situated just across the road. From the top terrace, enjoy breathtaking views over the Old Town and towards the sparkling English Channel.

Viewing this unique property is essential to truly appreciate its character and allure.



ROOM DIMENSIONS

Front Door

Entrance Hallway

Bedroom
10'7" x 9'3" (3.25 x 2.84)

Bedroom
10'11" x 8'0" (3.35 x 2.46)

Bathroom

Stairs To Landing

Bedroom / Office
6'7" x 5'4" (2.03 x 1.65)

Lounge
13'5" x 10'0" (4.11 x 3.07)

Dining Room
11'1" x 11'1" (3.40 x 3.40)

Kitchen
8'0" x 7'8" (2.46 x 2.36)

Roof Terrace

6'7" x 3'4" (2.06 x 1.04)

Cellar

7'10" x 6'3" (2.39 x 1.91)

Terraced Garden (opposite)

FEATURES

- Grade II Listed
- Heart Of Hastings Old Town
- Three Bedrooms
- Two Reception Rooms
- Amazing Terraced Garden With Outstanding Views
- Fitted Kitchen
- Stunning Interiors
- Many Original Features
- Small Roof Terrace
- Wonderful Position

