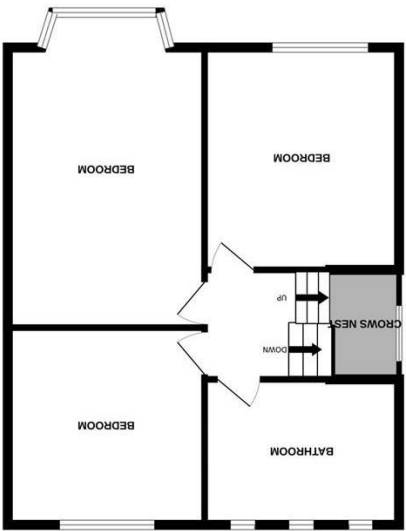
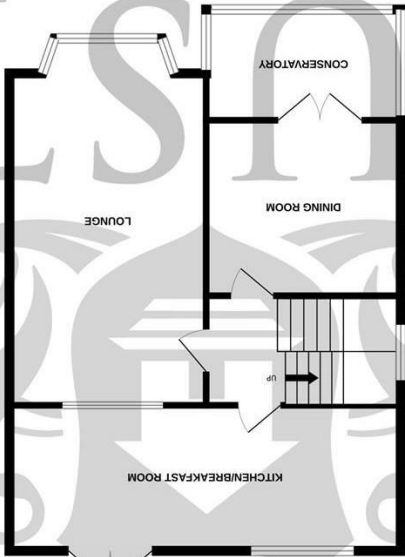




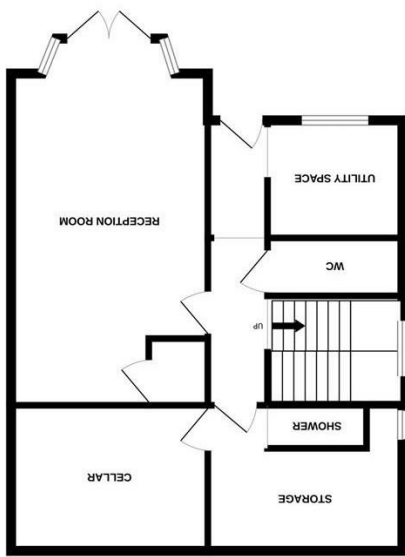
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	
	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	Not energy efficient - higher running costs	
	G	(1-20)
Current		65
Potential		78



1ST FLOOR



GROUND FLOOR



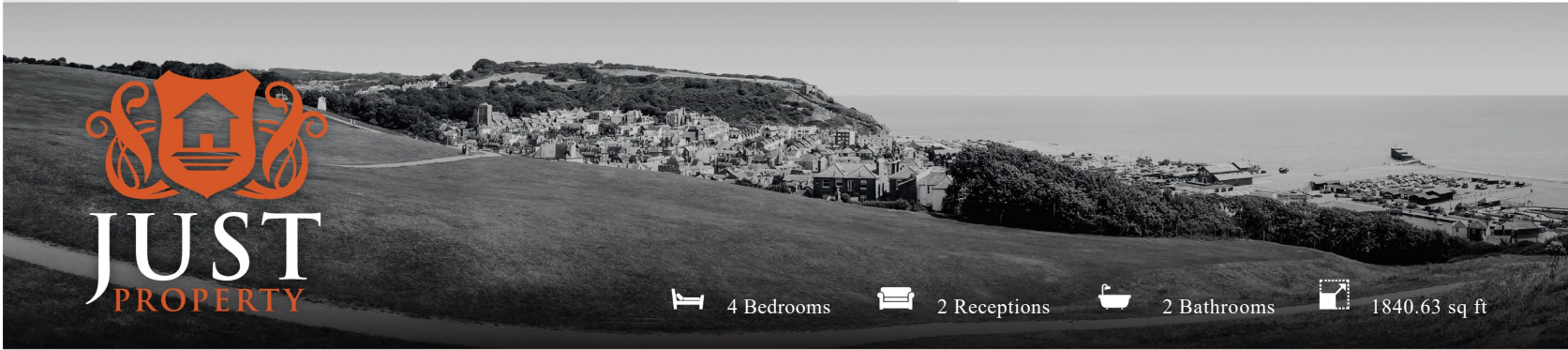
LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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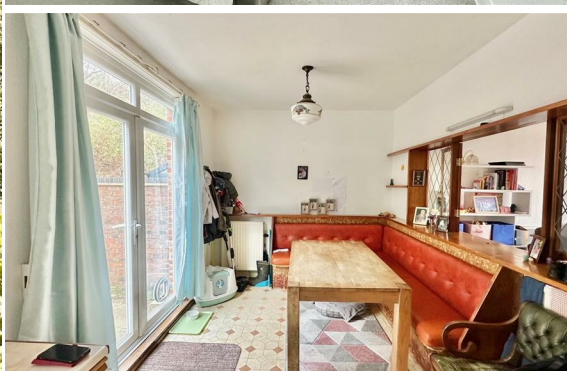


4 Bedrooms 2 Receptions 2 Bathrooms 1840.63 sq ft

Tryst Croft Road, Old Town, Hastings, TN34 3HB

Freehold

£795,950





Freehold

£795,950

4 Bedrooms 2 Receptions 2 Bathrooms 1840.63 sq ft

PROPERTY DETAILS

FOR THE FIRST TIME EVER ON THE MARKET

An exceptional three/four bedroom, two reception room detached 1930's family house, ideally situated in Hastings sought after Old Town being within close proximity to the High Street & George Street with its various shops & restaurants, Hastings Contemporary gallery, the West Hill and Hastings Town Centre with its comprehensive range of shopping & leisure facilities and mainline railway station connecting to London. There are also local schools close by as well as access to the seafront and promenade.

The property enjoys outstanding and extensive townscape and sea views across the Old Town towards the East Hill. The accommodation is arranged over three floors to include a bay fronted living room with a separate dining room, a main bedroom with wardrobes, a family bathroom with contemporary suite, a separate shower and a particular feature is the 7.05 x 2.61 kitchen/breakfast room. There is ample storage throughout this highly desirable property.

Another feature of the property is the established and landscaped garden which extends to approximately 100ft and include areas of formal lawn with flower & shrubs, storage shed, and is considered ideal for the keen gardener. Further benefits include an enclosed front courtyard, a utility and store room, is available CHAIN FREE and stunning views from the rear elevation.

Viewing strictly by appointment with sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Dining Room
Hallway	11'2" x 9'10" (3.41 x 3)
Utility Room	Conservatory
7'6" x 6'8" (2.29 x 2.05)	12'9" x 6'5" (3.89 x 1.98)
WC	Stairs Up To Landing
Reception Room / Bedroom	Bathroom
21'1" x 11'7" (6.44 x 3.54)	11'4" x 8'2" (3.47 x 2.50)
Storage Area	Bedroom
Shower / Spare Room	11'9" x 11'8" (3.59 x 3.56)
11'3" x 8'3" (3.43 x 2.53)	Bedroom
Cellar Space	17'9" x 11'8" (5.42 x 3.58)
11'8" x 9'1" (3.58 x 2.79)	Bedroom
Stairs Up To Landing	11'4" x 10'0" (3.47 x 3.07)
Kitchen / Breakfast Room	"Crows Nest"
23'1" x 8'6" (7.05 x 2.61)	7'5" x 5'11" (2.27 x 1.81)
Lounge	Rear Garden
20'8" x 11'7" (6.31 x 3.55)	Front Garden

FEATURES

- CHAIN FREE
- Detached Family Home
- Wonderful Views Over The Old Town
- Large Garden With Patio, Lawn and Landscaped Areas
- Three / Four Bedrooms
- Spacious Reception Rooms
- Superb Position in Sought After Road
- Never Been On The Market Before
- Three Storey Accomodation

