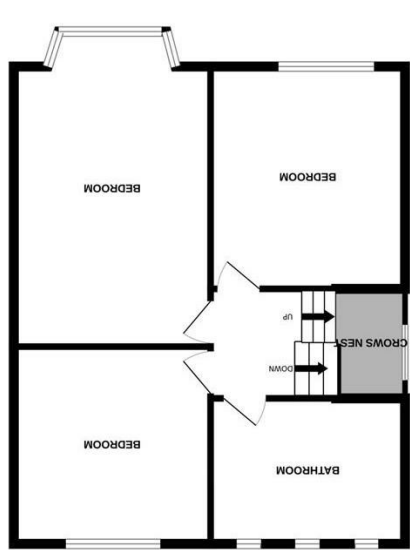
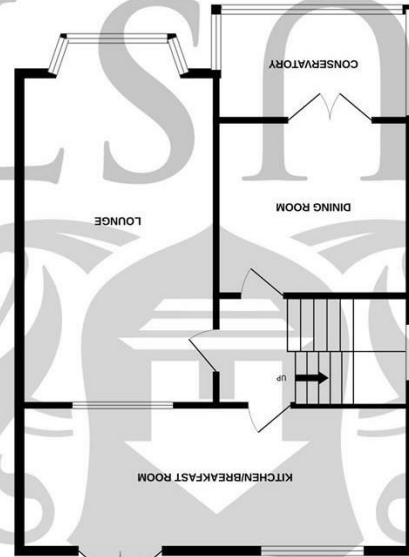


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective 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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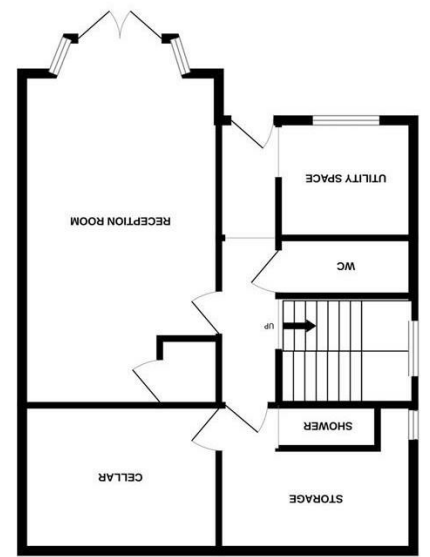
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent	(69-80) C
Not energy efficient - higher running costs	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Energy Efficiency Rating	65
	78
Current	Potential



1ST FLOOR



GROUND FLOOR



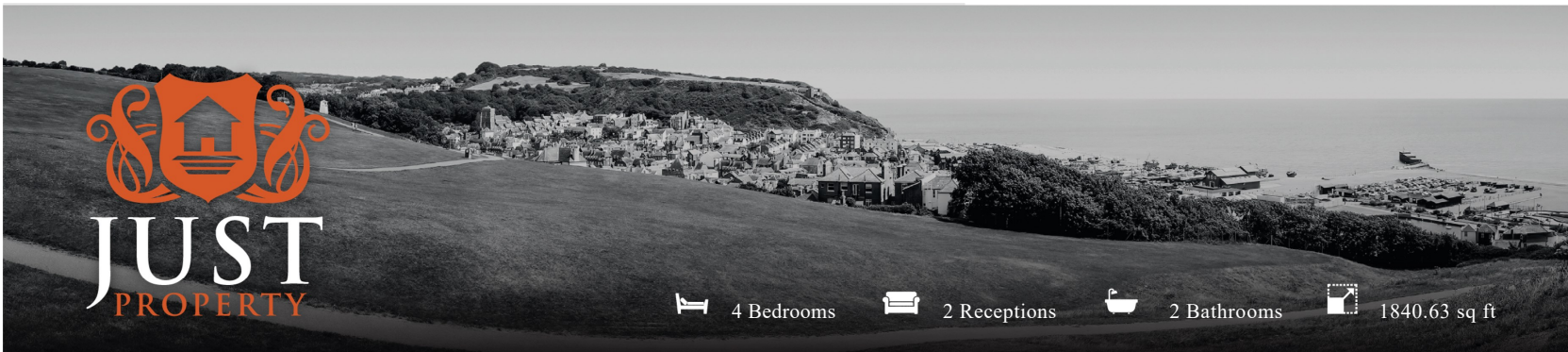
LOWER GROUND FLOOR



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

FLOORPLANS

www.justproperty.net

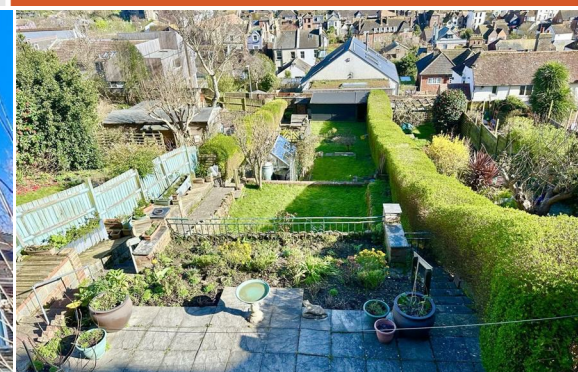


4 Bedrooms 2 Receptions 2 Bathrooms 1840.63 sq ft

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

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

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

