

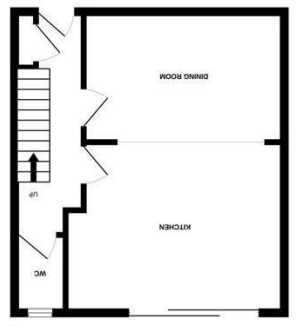
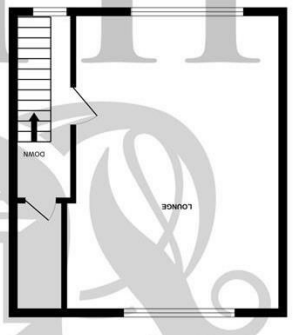
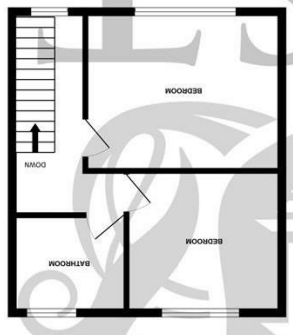
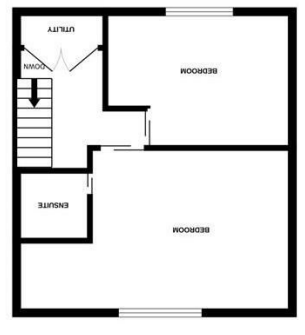
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating	
Potential	Current
79	40

England & Wales	
Band	Score
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

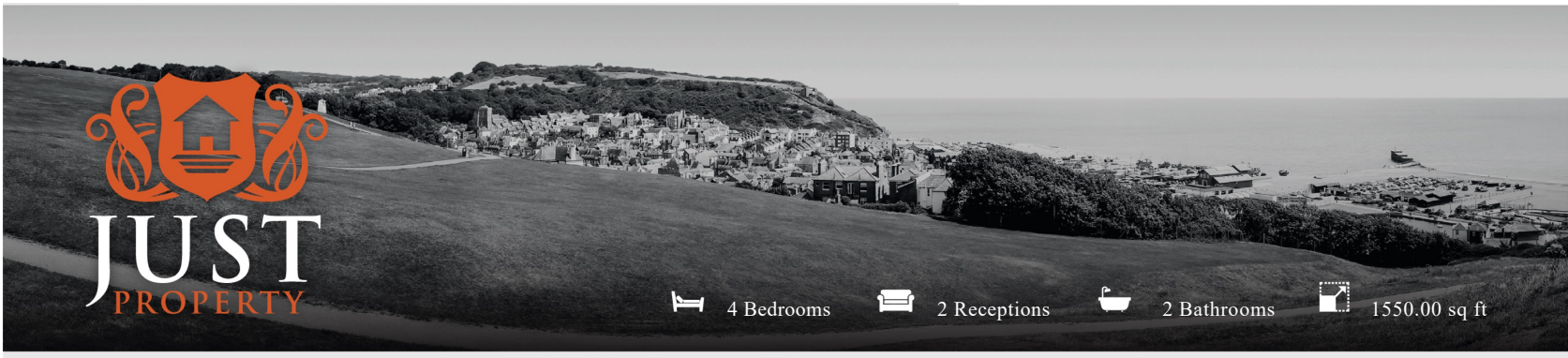
Very energy efficient - lower running costs  
 Not energy efficient - higher running costs



# FLOORPLANS

2 High Street, Hastings, TN34 3EY

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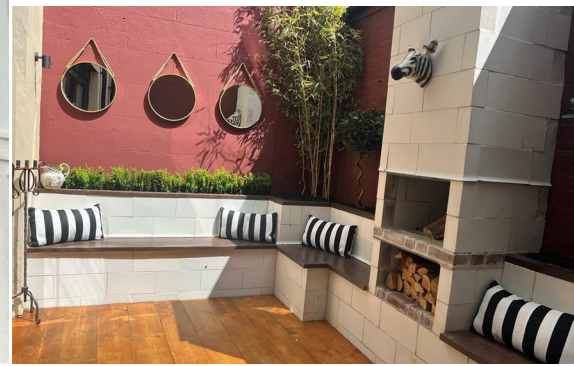
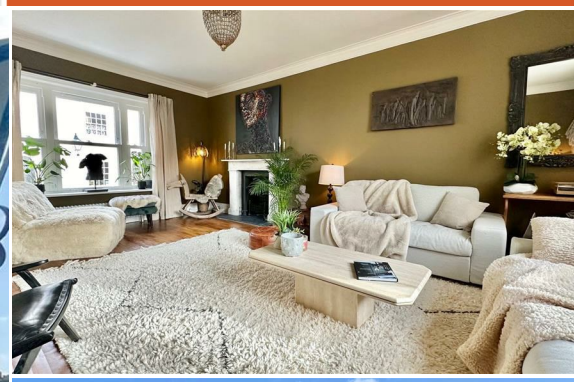


4 Bedrooms   2 Receptions   2 Bathrooms   1550.00 sq ft

2 High Street, Hastings, TN34 3EY

Freehold

# £699,950





4 Bedrooms 2 Receptions 2 Bathrooms 1550.00 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market a stunning, totally refurbished, four storey period property dating back to 1890. Nestled in the heart of the historic Old Town of Hastings, the property is within walking distance of the fantastic selection of independent cafés, shops and restaurants in the Old Town. There is also a fantastic views of the funicular on the East Hill, as well as being close to Hastings Contemporary museum, and the seafront and promenade where you can enjoy the fresh air and locally caught catch fresh of the boats.

The property accommodation has been totally refurbished by the current owners and now provides to the ground floor a fantastic dining room opening into the wonderful kitchen breakfast room, with bifold doors opening onto the spacious courtyard garden to the rear of the property. There is also an incredibly useful ground floor WC and storage cupboards too. To the first floor of the property is a beautiful dual aspect, family living room, offering light and bright living accommodation as well as a separate spacious storage area. The second floor provides a family bathroom, and two well proportioned double bedrooms, and the third floor there is the principal bedroom with ensuite shower room, and a further double bedroom. The property has undergone a careful and well thought out restoration and is a credit to the current owners.

Externally, there is a lovely sun trap of a courtyard garden which is an extension of the living area on the ground floor. There are a wealth of original features retained and benefits from a new boiler providing gas central heating.

To fully appreciate the style, location and meticulous attention to detail of this beautiful property, viewing is considered essential by the vendors, sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Bedroom
Hallway	13'6" x 10'4" (4.14 x 3.16)
12'7" (3.86)	Bathroom
Storage Cupboard	7'6" x 7'3" (2.31 x 2.21)
Dining Room	Bedroom/Study
13'8" x 8'9" (4.18 x 2.69)	10'4" x 10'3" (3.15 x 3.14)
Kitchen Breakfast Room	Stairs
14'7" x 11'5" (4.45 x 3.50)	Utility Cupboard
WC	Stairs To Landing
6'2" x 2'9" (1.88 x 0.86)	Bedroom
Stairs To Landing	15'1" x 14'1" (4.62 x 4.31)
Family Lounge	En Suite Shower Room
21'1" x 13'7" (6.44 x 4.15)	Bedroom
Storage Cupboard	13'10" x 7'8" (4.22 x 2.34)
7'2" x 2'10" (2.20 x 0.87)	Courtyard Garden
Stairs To Landing	

## FEATURES

- Wonderful Old Town Location
- Four Bedrooms
- Two Bathrooms
- Stunning Views
- Character Period Property
- Totally Refurbished
- Turn Key Condition
- Stylish Courtyard Garden

