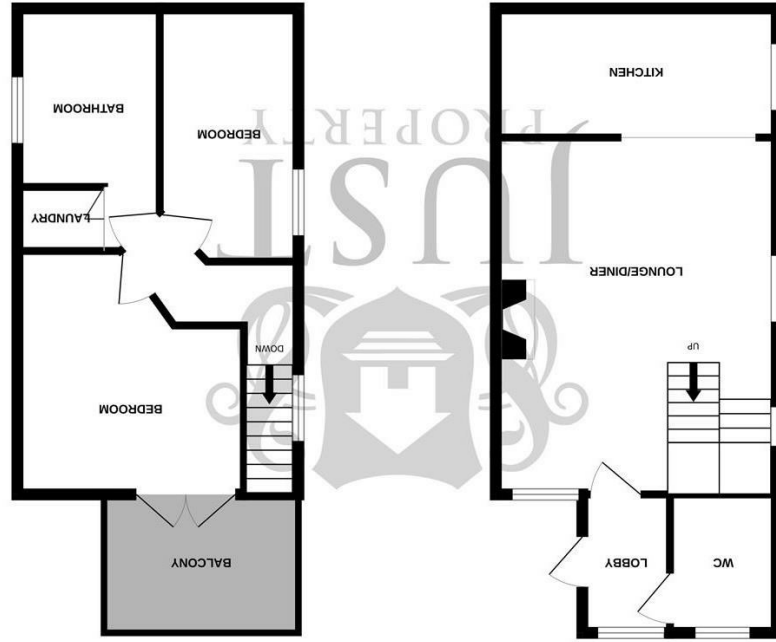
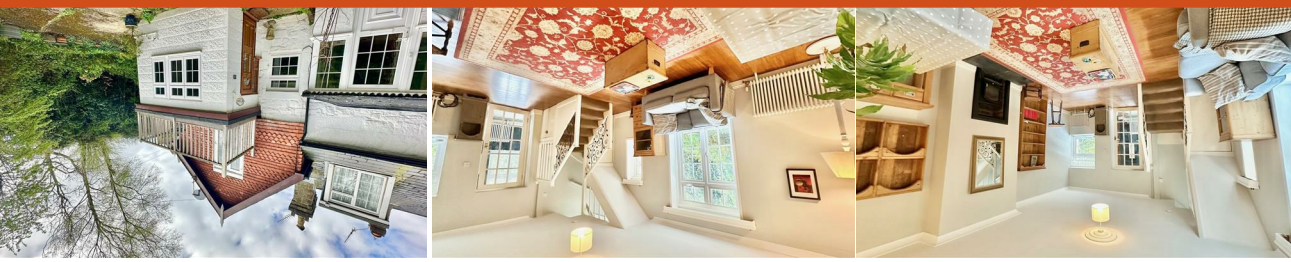


These plans were prepared by the seller to assist in the sale of the property and are not intended to be used for any other purpose. The seller does not warrant the accuracy of the measurements shown on these plans and does not accept any liability for any errors or omissions. The plans are provided as a guide only and should not be relied upon for any other purpose. The seller does not warrant the accuracy of the measurements shown on these plans and does not accept any liability for any errors or omissions. The plans are provided as a guide only and should not be relied upon for any other purpose.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	58
Potential	81



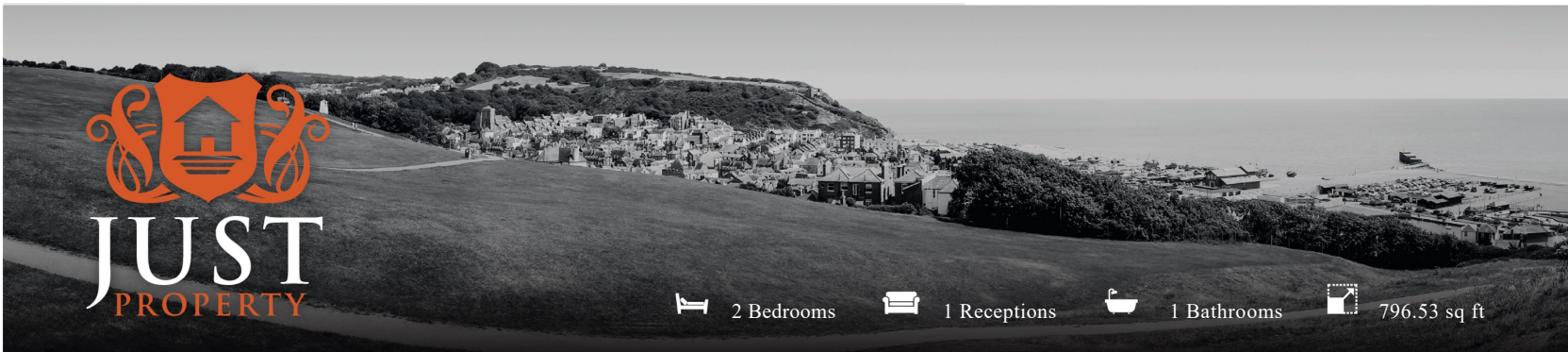
1ST FLOOR GROUND FLOOR



4 Hazel Court Cottages, Stonestile Lane, Hastings, TN35 4PF

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

Freehold

# £350,000

4 Hazel Court Cottages, Stonestile Lane, Hastings, TN35 4PF





2 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Just Property are delighted to bring to the market an opportunity to purchase this well presented two bedroom period cottage close to the village of Westfield, on the outskirts of Hastings close to The Ridge, Conquest hospital, the town centre and also the seafront, promenade and the Old Town.

This charming property believed to be part of the former coach house and stables of the fantastic Hazel Court dating back to the mid 1800's, is situated in a beautifully quiet, rural spot yet only minutes away from the historic town of Hastings with its comprehensive range of shopping & recreational facilities and mainline railway station.

This freehold cottage occupies a corner of the wonderful former coach house benefits from a small private courtyard and enjoys use of the extensive shared gardens including woodland and a lawned area of Hazel Court without fees.

The property benefits from well proportioned accommodation including entrance hallway with WC, a principle bedroom with balcony, fitted kitchen, modern bathroom suite and large lounge/dining area. In addition the property features double glazed Georgian style windows throughout and gas central heating. The property is in excellent condition and is a credit to the current owners.

An internal viewing is strongly recommended to appreciate this character home, please call Just Property on 01424 444100 for more details and to arrange a viewing.



## ROOM DIMENSIONS

Front Door

Entrance Hallway

WC

Lounge / Diner  
19'1" x 14'0" (5.82 x 4.27)

Kitchen  
14'6" x 6'3" (4.42 x 1.91)

Stairs To Landing

Bedroom  
13'5" x 11'3" (4.11 x 3.43)

Bedroom  
12'2" x 7'1" (3.71 x 2.16)

Shower Room / WC

Sun Terrace

Front Courtyard

Residents Parking

Communal Gardens

Access To Hazel Court Gardens

## FEATURES

- Semi Detached House
- CHAIN FREE
- Two Bedrooms
- Off Road Parking
- Open Plan Lounge and Dining Area
- Outstanding Communal Gardens
- Private Roof Terrace
- Gas Central Heating
- Former Coach House
- Rural Position, Yet Close To Hastings

