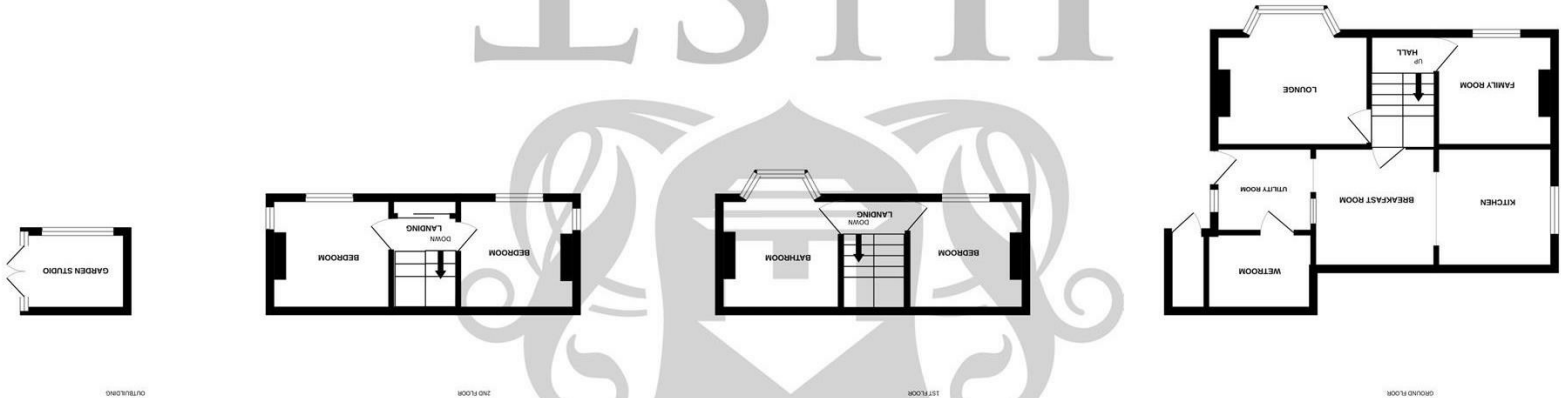


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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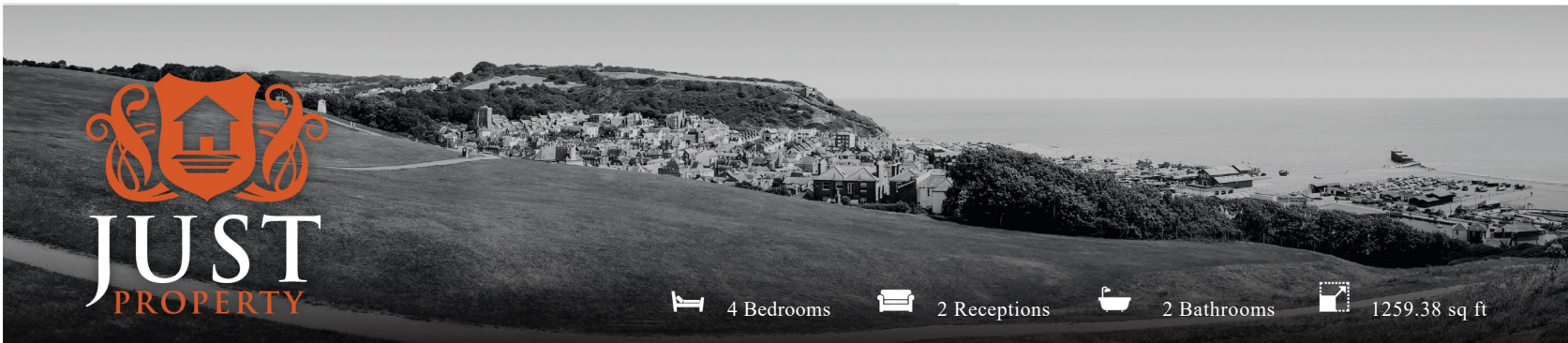
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	35
Potential	63



FLOORPLANS

5 Burdett Place, Old Town, Hastings, TN34 3ED

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1259.38 sq ft

Freehold

£900,000

5 Burdett Place, Old Town, Hastings, TN34 3ED





4 Bedrooms 2 Receptions 2 Bathrooms 1259.38 sq ft

PROPERTY DETAILS

*** Offers In Excess of £900,000 ***

Just Property are delighted to bring to the market, one of the few detached Georgian properties in the historic Old Town of Hastings. The property is positioned in a private and secluded area of the Old Town within walking distance to the fantastic café culture, as well as the seafront and promenade, Hastings, Contemporary Gallery, the fishing huts, as well as the East and West hills of Hastings and the Country Park. The towns of Rye, Battle, Bexhill and Eastbourne can be found a short drive away as well as the mainline railway station with direct connections to London and Ashford.

The property, one of the Old Town's most historic homes, has been painstakingly and lovingly refurbished by the current owners, and now offers a unique and individual opportunity to live in a white weatherboarded townhouse accessed via a private pedestrianised lane off George Street, with direct access to the West Hill from the rear of the property.

The property accommodation is arranged over three floors and provides an entrance hallway with a dining room, separate family lounge, open plan fitted kitchen and dining area as well as ground floor wet room and a utility/boot room with an illuminated 17th century cistern. To the first floor there is a stunning family bathroom with separate shower, double bedroom and on the second floor, two further double bedrooms with eaves storage, offering the most breath-taking views over the Old Town and over the English Channel. A particular feature of the property are the beautiful outside spaces and terraces to enjoy eating, all day sun and a great selection of well established plants and shrubs. There is also a wonderful garden studio with amazing views over the property, the Old Town and the sea which is totally unique to Burdett Place.

There is gas fired central heating, open fireplaces and the property is available CHAIN FREE by the vendor's choice of sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	12'7" x 11'8" (3.84 x 3.58)
Family Room	Bathroom
12'5 x 11'9 (3.78m x 3.58m)	14'7" x 10'4" (4.47 x 3.15)
Living Room	Second Floor Landing
12'0" x 10'2" (3.66 x 3.12)	Bedroom
Breakfast Room	12'4" x 10'2" (3.76 x 3.12)
12'0" x 10'2" (3.66 x 3.12)	Bedroom
Kitchen	12'4" x 11'8" (3.78 x 3.58)
10'5" x 7'4" (3.18 x 2.24)	Front Garden
Utility Room	Rear Garden
10'11" x 5'6" (3.35 x 1.68)	Rear Terrace
Wet Room	Summer House
8'10" x 3'7" (2.70 x 1.10)	Access to West Hill
Stairs	
First Floor Landing	

FEATURES

- Grade II Listed Property
- Detached Period Home
- Secluded Location
- Versatile Living Spaces
- Stunning Views Over Old Town and Sea
- Sperate Garden Room
- Landscaped Gardens
- Rear Access To West Hill
- Refurbished Property
- Beautiful Interiors

