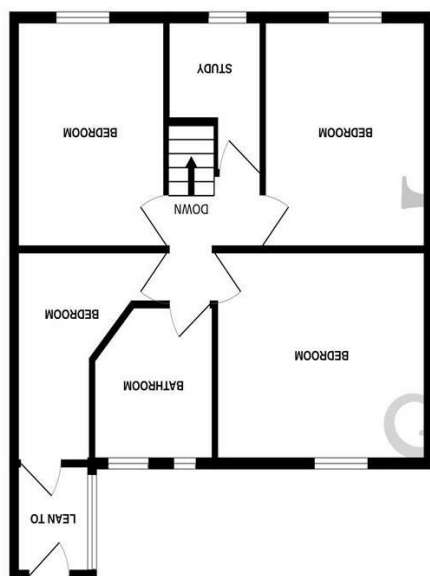
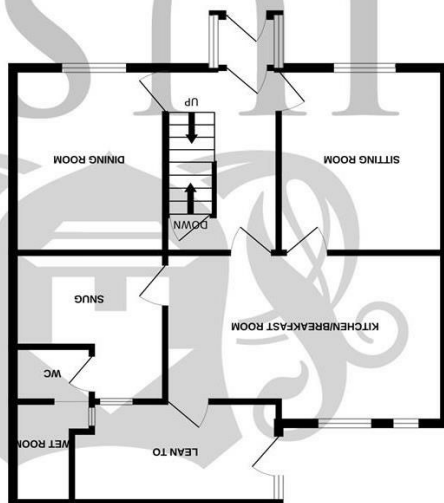


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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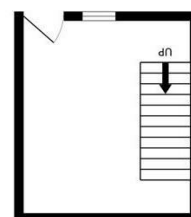
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	63
Potential	83



1ST FLOOR



GROUND FLOOR



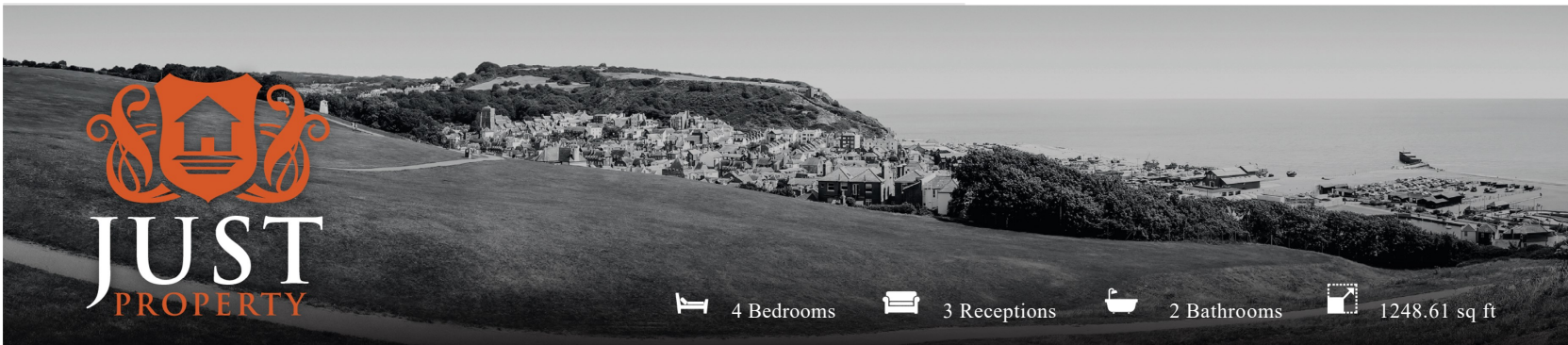
BASMENT



FLOORPLANS

5 St. Marys Terrace, Hastings, TN34 3LS

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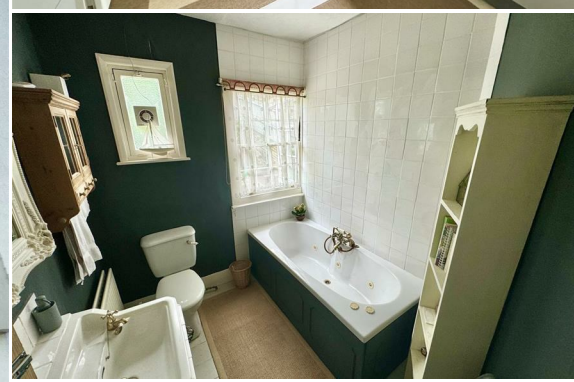


4 Bedrooms 3 Receptions 2 Bathrooms 1248.61 sq ft

5 St. Marys Terrace, Hastings, TN34 3LS

Freehold

£685,000





4 Bedrooms 3 Receptions 2 Bathrooms 1248.61 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £685,000

Located in the coveted 'Artist Quarter' of Hastings, this exquisite period property, thought to be one of the oldest in the area, built in 1826, features stunning views across Hastings to the sea. The home includes a charming walled garden with rear access and a southeast aspect, along with spacious rooms brimming with character.

Situated on one of the most sought-after roads in Hastings, the property enjoys an elevated position on West Hill, offering extensive views over Hastings towards the English Channel and Beachy Head. It is conveniently close to Hastings' historic Old Town, the seafront, the town centre, and the mainline railway station connecting to London and Brighton. The area benefits from fibre broadband and is within the Hastings conservation area.

This property provides generous accommodation spread over three floors, including a basement with separate access. On the upper ground floor, sea views can be enjoyed from two bright reception rooms, with the sitting room featuring the original Miller's proving cupboards, now fitted with a wood burner. The newly refitted open-plan kitchen/breakfast room measures 18'0 and leads to a lean-to extension, a downstairs w.c. and a shower room. Upstairs, there are three double bedrooms, a fourth bedroom, and a study, with the main rooms offering captivating views over the town to the sea. Additionally, there is a family bathroom and a second lean-to extension.

Outside, the property boasts front and rear gardens and the added benefit of off-road parking for up to two cars. Viewing is considered essential to fully appreciate this remarkable home.



ROOM DIMENSIONS

Front Door	Bedroom
Porch	11'6" x 9'6" (3.51 x 2.92)
Entrance Hallway	Bedroom
Living Room	12'4" x 9'6" (3.76 x 2.92)
11'6" x 10'4" (3.53 x 3.15)	Bedroom
Dining Room	13'1" x 10'9" (3.99 x 3.28)
11'6" x 9'6" (3.51 x 2.90)	Bedroom
Snug	10'7" x 5'4" (3.25 x 1.65)
9'6" x 8'3" (2.90 x 2.52)	Study
Kitchen / Breakfast Room	8'5" x 6'0" max (2.59 x 1.83 max)
18'0" x 10'7" (5.49 x 3.23)	Bathroom
WC	8'0" x 6'11" (2.44 x 2.11)
Wet Room	Rear Lean To Porch
Utility Room / Lean To	Basement
11'8" x 6'3" (3.58 x 1.91)	12'7" x 11'10" (3.86 x 3.63)
Stairs To First Floor Landing	Front Garden
	Rear Garden
	Off Road Parking x 2

FEATURES

- Beautiful St Marys Terrace Location
- Four Bedroom
- Three Reception Rooms
- Outstanding Views Towards English Channel
- Off Road Parking x 2
- New Fitted Kitchen
- Period Features
- Close To West Hill / Old Town
- Gas Central Heating Via New Boiler
- Wonderful Rear Garden

