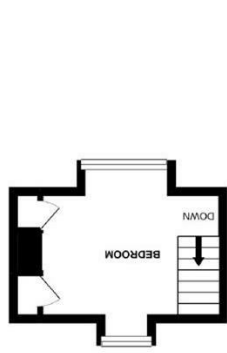
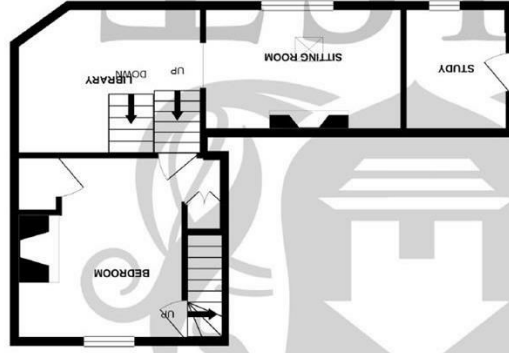


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix #2021

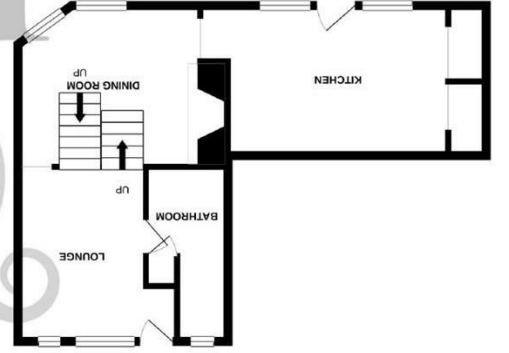
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	44
Potential	75



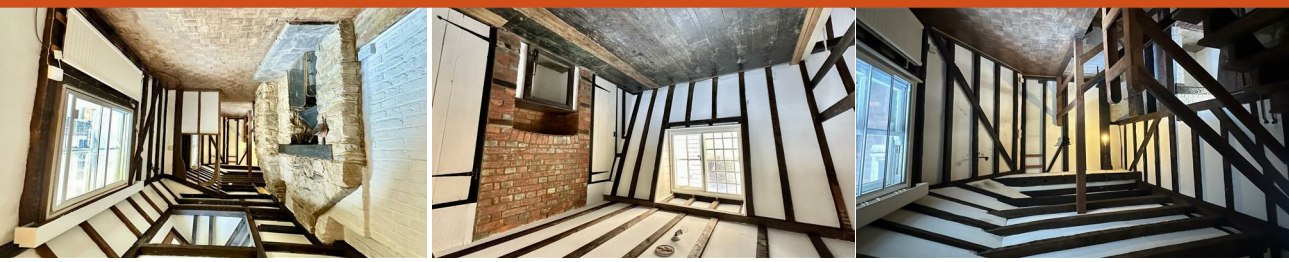
2ND FLOOR



1ST FLOOR



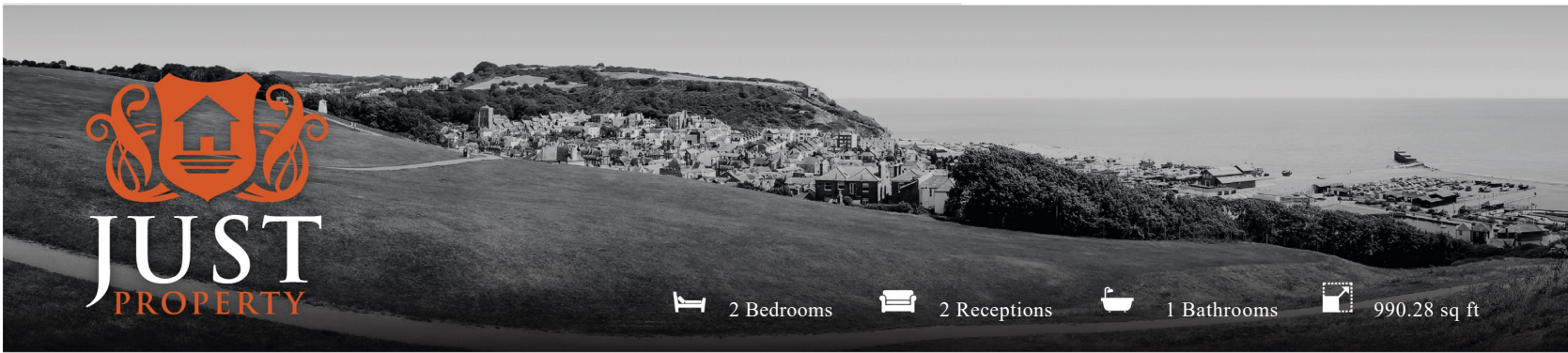
GROUND FLOOR



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Sinnock Platt 1 Sinnock Square, Old Town, Hastings, TN34 3HQ

FLOORPLANS



2 Bedrooms 2 Receptions 1 Bathrooms 990.28 sq ft

Freehold

£350,000

Sinnock Platt 1 Sinnock Square, Old Town,, Hastings, TN34 3HQ





PROPERTY DETAILS

Charming Grade II Listed Period House in Historic Old Town Hastings

Property going to auction with Clive Emson on the 11th of December .

Nestled in a secluded square within the historic Old Town of Hastings, this delightful two-bedroom, two-reception room Grade II Listed period house is a true gem. Believed to date back to the 18th century, the property combines historical charm with modern convenience, situated just moments from local shops, restaurants, the Fishing Huts, the East Hill funicular lift, Hastings Country Park, and the seafront.

Sinnock Platt offers a characterful and uniquely arranged accommodation spread over three floors. On the ground level, you'll find a welcoming reception hall/sitting room, a well-appointed fitted kitchen complete with built-in appliances, a walk-in pantry, and a convenient store room. A separate dining room and a bathroom with WC complete this floor.

The first floor features an open landing that leads to a 13'0 x 8'5 living room, highlighted by a charming open fireplace. This level also includes a versatile separate study or occasional bedroom and an additional WC. Ascend the stairs to discover the master bedroom with built-in wardrobes, and a further staircase leading to the top-floor attic room or additional bedroom, both thoughtfully equipped with vanity cupboards.

Externally, the property boasts a quaint enclosed courtyard garden, enjoying a delightful southerly aspect—perfect for relaxing or entertaining in the sun.

This historic home offers a blend of period features and modern living, making it a unique and appealing choice for those seeking a slice of Hastings' rich heritage.



ROOM DIMENSIONS

Front Door	Stairs to
Reception Hall/Sitting Room	Bedroom One
Bathroom/W.C	12'7" x 12'0" (3.84 x 3.66)
Stairs Down to	Stairs to Top Floor
Dining Room	Attic Room/Bedroom
12'3" x 10'5" (3.73 x 3.18)	12'0" x 11'0" (3.66 x 3.35)
Kitchen	Rear Courtyard
14'0" x 7'7" (4.27 x 2.31)	
Landing/Study Area	
13'0" x 6'0" (3.96 x 1.83)	
Living Room	
13'0" x 8'5" (3.96 x 2.57)	
Study/Bedroom	
8'5" x 7'8" (2.57 x 2.34)	
Separate W.C	

FEATURES

- Grade II Listed House
- Characterful & Quirky
- Old Town Location
- Two Bedrooms
- Two Reception Rooms
- 14'0 Fitted Kitchen
- Bathroom & Sep W.C
- Enclosed Courtyard
- Viewing Essential

