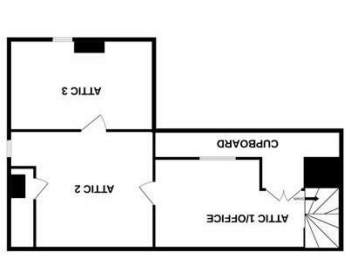
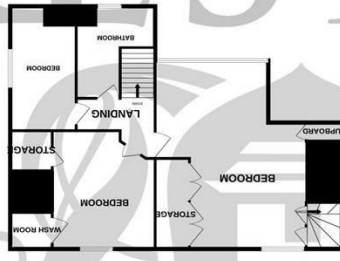




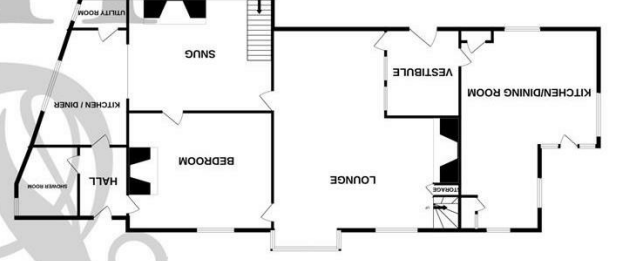
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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 ES2024



2ND FLOOR



1ST FLOOR



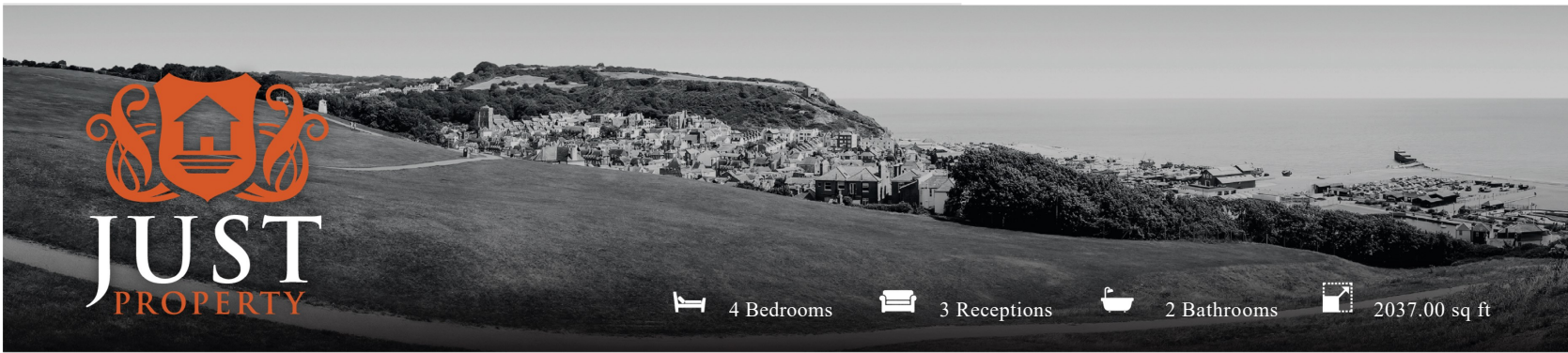
GROUND FLOOR



The Willows, 25 Offa Road, Hastings, TN35 5HR

# FLOORPLANS

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



4 Bedrooms   3 Receptions   2 Bathrooms   2037.00 sq ft



Freehold

# £549,950

## The Willows, 25 Offa Road, Hastings, TN35 5HR







4 Bedrooms 3 Receptions 2 Bathrooms 2037.00 sq ft

## PROPERTY DETAILS

Nestled in the sought-after Clive Vale area, this enchanting 18th-century detached four bedroom and two bathroom cottage, built in 1743, is steeped in history and brimming with character. Recently renovated to an impeccable standard, the property seamlessly blends period charm with modern convenience. The spacious farmhouse-style kitchen, two inviting inglenook fireplaces, and versatile attic rooms, including office space, contribute to the home's unique appeal.

The downstairs living area is ideal for guests or potential income, featuring a snug, bedroom, kitchenette, dining area, shower room, and private entrance. Off-street parking, a carport, and various outbuildings, including a workshop, potting shed, and wood sheds, add to the property's practicality.

The award-winning garden, extending over a quarter of an acre, is a true oasis. This organic haven boasts a collection of garden rooms, a greenhouse, and a stunning Italian garden, alongside a part-walled kitchen garden, woodland walk, and rock garden. The garden is a showcase of horticultural excellence, winning the 2024 Ore in Bloom Best Drought Tolerant Garden award. The privacy provided by the wealth of specimen trees and shrubs is unparalleled.

Rich in history, the cottage has been featured in Listed Heritage magazine and included in The Rape of Hastings Architectural Survey. Original vellum documents dating back over 250 years add a tangible connection to the past.

Conveniently located close to Ore village shops, cafés, and the railway station, and just a short walk from Hastings Country Park & Nature Reserve, the property offers excellent transport links and easy access to the historic Hastings Old Town, only a 20-minute walk away. This historic gem offers a rare combination of seclusion, modern amenities, and historical significance, making it an exceptional find.



## ROOM DIMENSIONS

### Front Door

Entrance Hallway  
10'2" x 6'3" (3.10 x 1.93)

Kitchen / Dining Room  
18'2" x 14'9" (5.54 x 4.52)

Lounge  
18'8" x 12'0" (5.7 x 3.68)

Snug  
15'1" x 10'4" (4.60 x 3.17)

Kitchen / Diner  
14'2" x 8'2" (4.34 x 2.49)

Hallway / Utility Room

Shower Room

Bedroom  
17'10" x 12'0" (5.46 x 3.66)

Stairs To Up To Landing

Bedroom  
17'5" x 12'2" (5.33 x 3.71)

Bedroom  
12'0" x 11'10" (3.66 x 3.63)

Wash Room

### Bedroom

10'4" x 9'8" (3.16 x 2.96)

Family Bathroom

Stairs To

Attic Room / Office  
12'11" x 5'2" (3.96 x 1.60)

Attic Room  
12'2" x 5'6" (3.71 x 1.70)

Attic Room  
12'7" x 7'10" (3.84 x 2.39)

Extensive Gardens

Patio Areas

Off Road Parking

Workshop / Garage

Additional Parking

## FEATURES

- Four Bedrooms
- Two Bathrooms
- Many Period Features
- Stunning Secluded Award Winning Organic Gardens In Approx 1/4 Acre
- Off Road Parking and Carport
- Grade II Listed
- Historic 18th Century Home Full of Character
- Detached Family Home Built in 1743
- Close To Hastings Country Park & Nature Reserve, and Ore Village
- Recently Renovated To A Very High Standard

