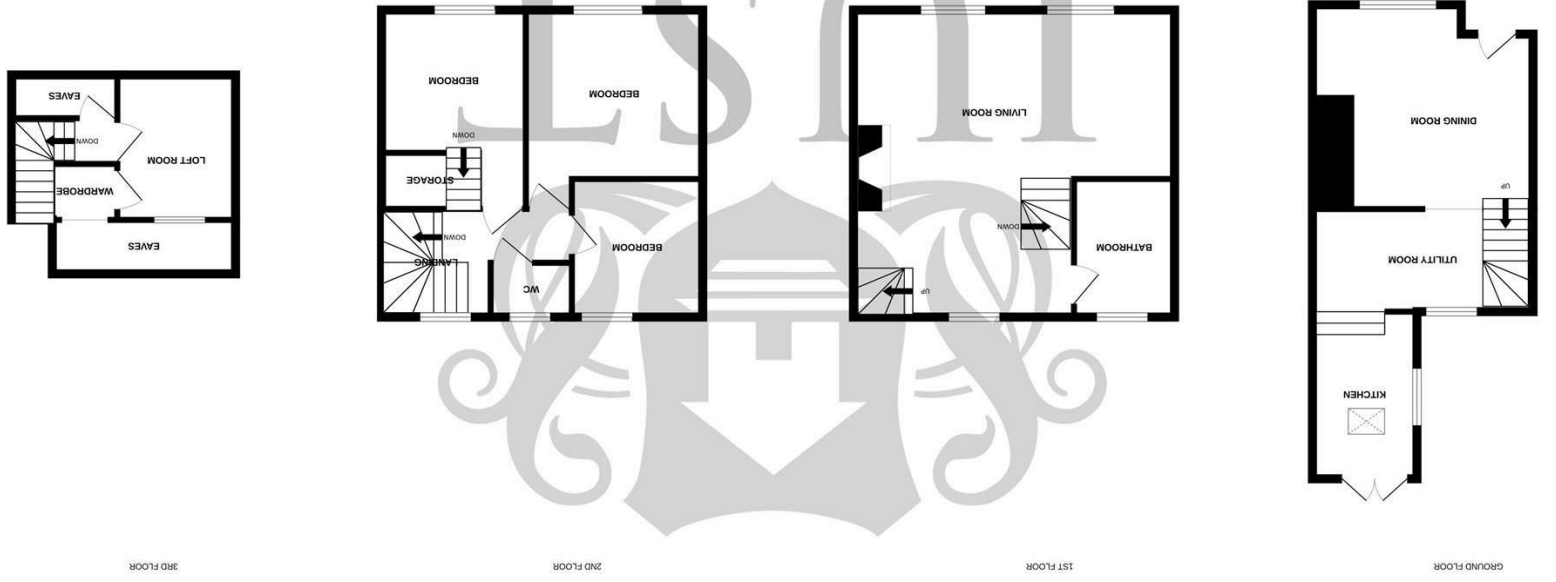


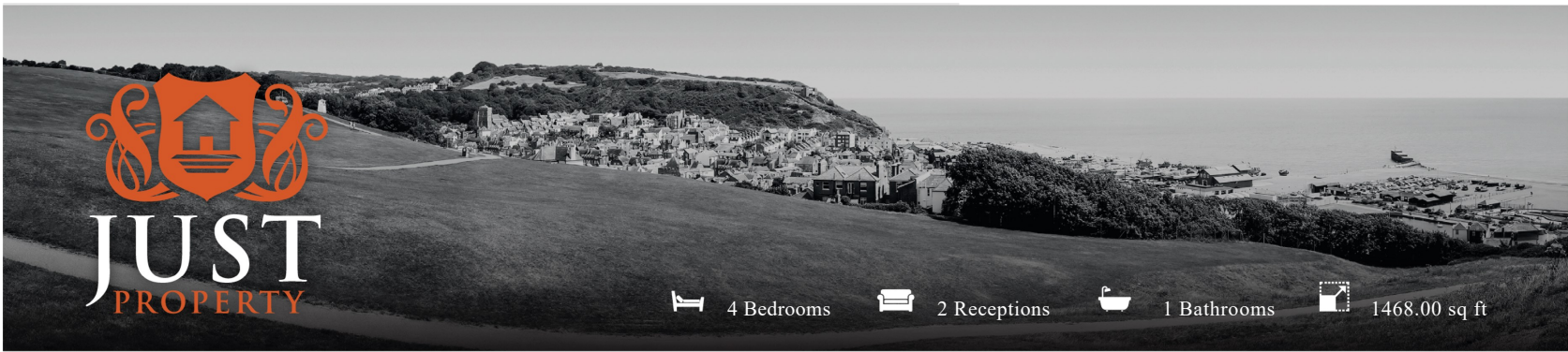
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

12 High Street, Old Town, Hastings, TN34 3EY

www.justproperty.net



4 Bedrooms 2 Receptions 1 Bathrooms 1468.00 sq ft

12 High Street, Old Town, Hastings, TN34 3EY

Freehold

£475,000





Freehold

£475,000

4 Bedrooms 2 Receptions 1 Bathrooms 1468.00 sq ft

PROPERTY DETAILS

We are delighted to bring to market this charming Grade II Listed period home, nestled in the heart of the Historic Old Town on the bustling High Street. Perfectly positioned, the property is just a short stroll from boutique shops, cute cafés, the iconic black net huts, and the picturesque seafront. This property has been presented in a wonderful way and is a credit to the current owners.

This unique and character-filled home offers versatile accommodation spread across three floors. On the ground floor, you'll find a welcoming dining room, a utility area, and a fitted kitchen with French doors that open out to the rear garden. The first floor features an impressive 21'7 x 20'9 living room with a fireplace, alongside the family bathroom. Stairs lead to the second floor, with three double bedrooms, two of which benefit from built-in storage, along with a separate W.C.

Additional features include eaves storage and an attic room, offering lovely views towards East Hill and the Funicular Lift.

Outside, the property enjoys a charming patio garden with mature plants, shrubs, and a striking 13-year-old blossom tree. Full of period charm, the home boasts original fireplaces, exposed beams, and classic sash windows. Further benefits include rear access to The Bourne and gas-fired central heating.

Please note: There is a flying freehold to the front of the property on the first floor, which forms part of 12a High Street. To arrange a viewing, please contact the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entrance Vestibule

Dining Room
15'3" x 13'5" (4.65 x 4.11)

Utility Room
10'7" x 5'6" (3.23 x 1.68)

Kitchen
9'10" x 6'7" (3.02 x 2.01)

Stairs Leading To

First Floor

Living Room
21'7" x 20'8" (6.58 x 6.32)

Bathroom
8'9" x 8'5" (2.69 x 2.57)

Airing Cupboard

Stairs Leading To

Bedroom
12'0" x 10'7" (3.66 x 3.25)

Bedroom
14'4" x 8'0" (4.39 x 2.44)

W.C.
5'6" x 3'6" (1.70 x 1.09)

Bedroom
10'7" x 8'7" (3.23 x 2.62)

Stairs Leading To

Loft Room / Occasional Bedroom
13'1" x 10'0" (3.99 x 3.05)

Eaves Storage
10'4" x 5'4" (3.15 x 1.63)

Rear Garden

FEATURES

- Old Town Hastings Location
- Grade II Listed
- Two Reception Rooms
- Spacious Accommodation
- Three Double Bedrooms
- Attic Room
- Versatile Rooms
- Four Storeys
- Rear Garden
- Great Sea and Old Town Views

