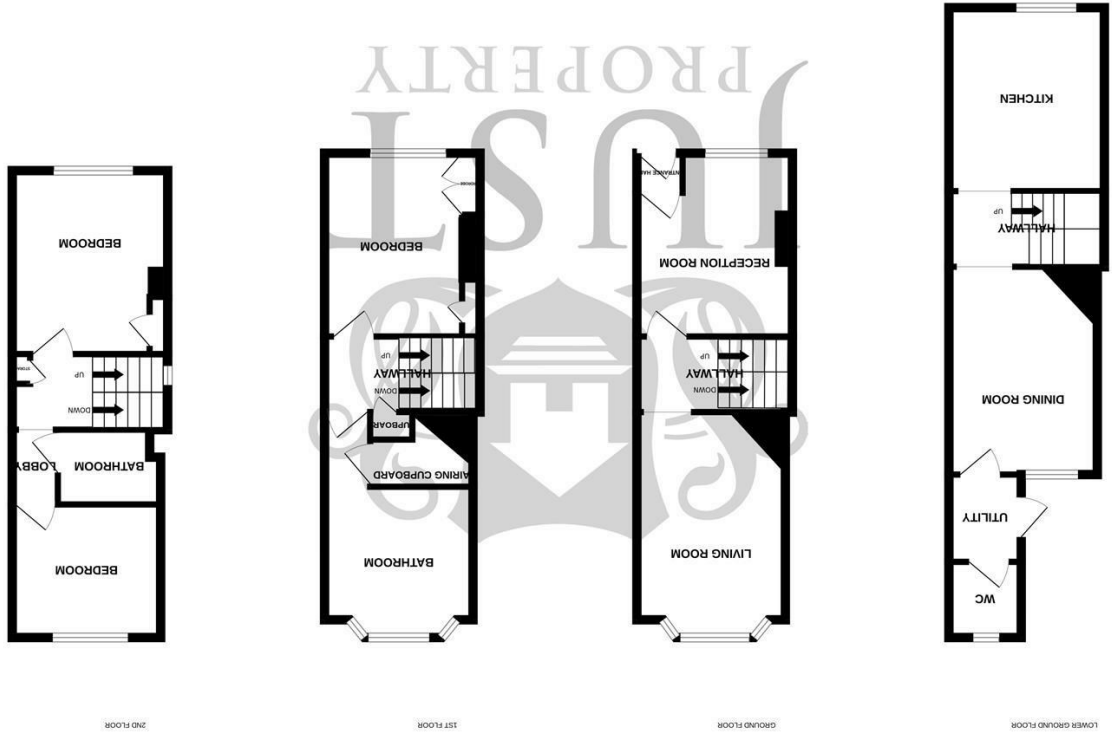


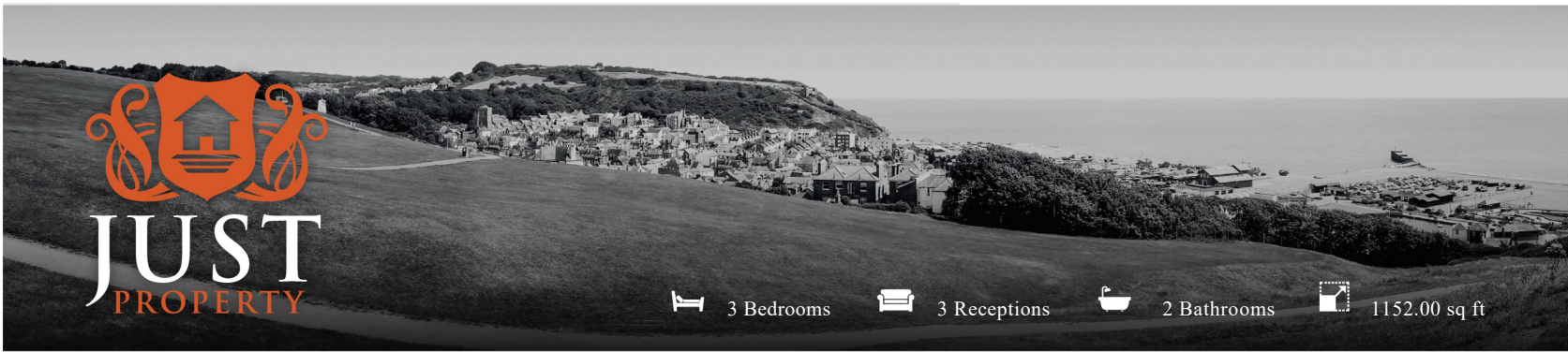
When every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for errors. Plans are not to scale. The floorplans are for illustrative purposes only and should be used as such. Any prospective purchaser, the receiver, agents and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix 4/2024



FLOORPLANS

9 Hill Street, Old Town, Hastings, TN34 3HU

www.justproperty.net



3 Bedrooms 3 Receptions 2 Bathrooms 1152.00 sq ft

9 Hill Street, Old Town, Hastings, TN34 3HU

Freehold

£585,000





Freehold

£585,000

3 Bedrooms 3 Receptions 2 Bathrooms 1152.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A beautifully presented three-bedroom, three-reception room, Grade II Listed house, nestled just off Croft Road; in the highly sought-after Hastings Old Town. This exceptional home is within walking distance of local shops, renowned restaurants, and convenient bus services. It also offers easy access to the East and West Hills, as well as Hastings' stunning seafront and beaches. Hastings Town Centre is nearby, providing a comprehensive range of shopping, leisure facilities, and a mainline railway station, with direct connections to London and Brighton.

The accommodation, arranged over four floors, is elegantly presented and brimming with original features. On the garden level, you'll find a fully fitted kitchen with integrated appliances, a dining area featuring a characterful original AGA, a utility space, and a convenient ground floor WC. The entrance level boasts a welcoming hallway, a reception room, and a rear bay-fronted living room.

Moving to the first floor, there is a spacious double bedroom, with built-in wardrobes, additional storage, an airing cupboard, and a luxurious family bathroom with a bath, WC, and separate shower. The second floor provides two generously sized double bedrooms, another family bathroom, and more built-in storage. Throughout the property, the original features and ample storage space add to the home's character and charm.

Further benefits include gas-fired central heating and stunning views from the rear of the property, overlooking the Old Town, East Hill, the funicular railway, and out to the English Channel.

This chain-free property, recommended by the vendor's sole agents, is a must-see to fully appreciate its elegance and prime location in the heart of historic Hastings Old Town.



ROOM DIMENSIONS

Front Door

Entrance Hall

Reception Room
11'10" x 11'4" (3.62m x 3.46m)

Landing

Living Room
8'6" x 13'10" (2.61m x 4.23m)

Stairs Leading To

First Floor Landing

Bedroom
12'2" x 10'5" (3.71m x 3.19m)

Bathroom
8'10" x 8'0" (2.71m x 2.44m)

Stairs Leading To

Second Floor Landing

Bedroom
12'2" x 11'5" (3.73m x 3.49m)

Lobby

Bathroom
5'7" x 5'3" (1.72m x 1.62m)

Bedroom
7'10" x 8'10" (2.41m x 2.70m)

Stairs From Ground Floor

Leading To Lower Ground Floor

Kitchen
10'2" x 11'5" (3.11m x 3.48m)

Dining Room
8'8" x 12'6" (2.66m x 3.82m)

Utility Area

WC

Rear Courtyard

Rear Garden

Workshop

FEATURES

- Grade II Listed Property
- Three Bedrooms
- Beautifully Presented
- Well Proportioned Rear Garden and Workshop
- Heart of Historic Old Town
- Four Storey Accommodation
- CHAIN FREE
- Fitted Kitchen
- Views Out Towards English Channel

