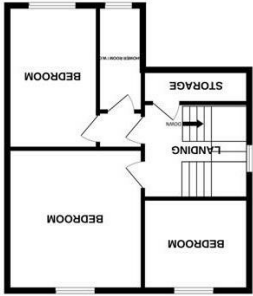
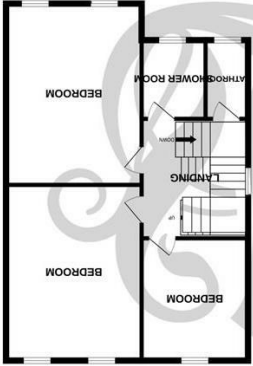




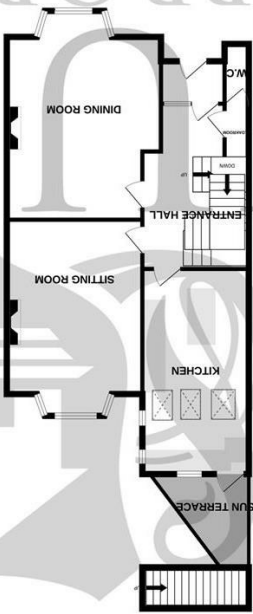
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Not energy efficient - higher running costs
	G (1-20)
	F (21-30)
	E (31-40)
	D (41-50)
	C (51-60)
	B (61-80)
Current	A (81-90)
	A+ (91-100)
Potential	A++ (101-120)



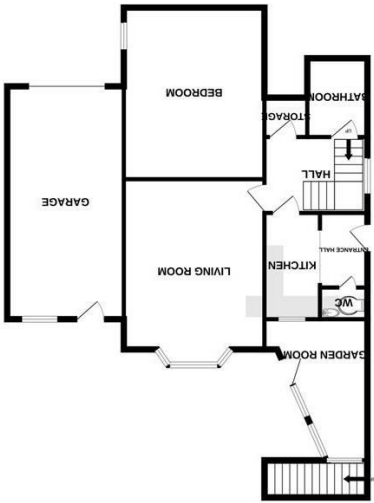
GROUND FLOOR  
871 sq ft (80.9 sq m.) approx.



FIRST FLOOR  
720 sq ft (66.9 sq m.) approx.



SECOND FLOOR  
542 sq ft (50.4 sq m.) approx.



LOWER GROUND FLOOR  
1006 sq ft (93.5 sq m.) approx.

TOTAL FLOOR AREA: 3139 sq ft (291.7 sq m.) approx.

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.

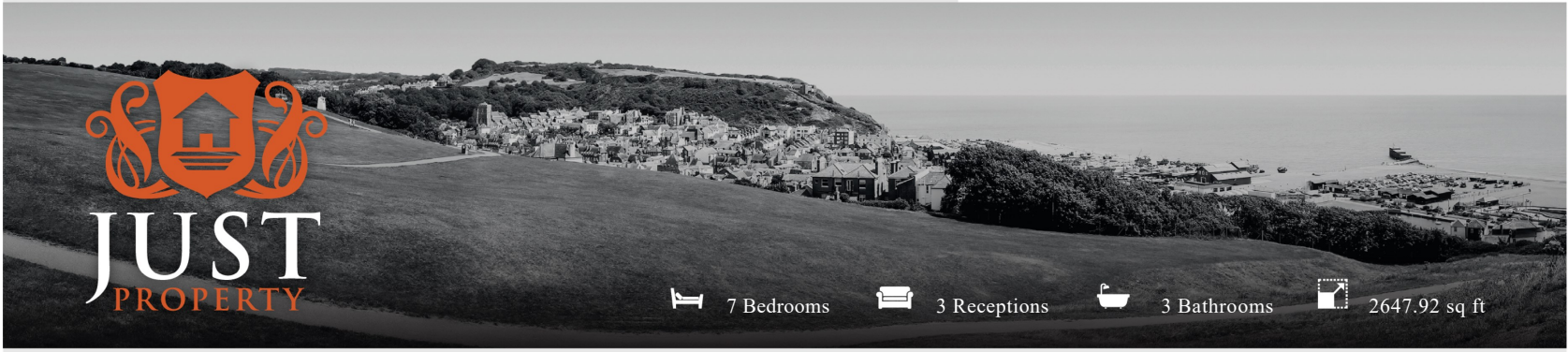
Made with Metropix v2025



## FLOORPLANS

7 Quarry Crescent, Hastings, TN34 3SD

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



7 Quarry Crescent, Hastings, TN34 3SD

7 Bedrooms 3 Receptions 3 Bathrooms 2647.92 sq ft

Freehold

£850,000







Freehold

£850,000

7 Bedrooms 3 Receptions 3 Bathrooms 2647.92 sq ft

## PROPERTY DETAILS

**\*\*CHAIN FREE\*\***

Just Property is proud to bring to the open market this standout detached residence, offering seclusion, character, and charm throughout. Set back from the road, this captivating period home is a true timepiece, blending historic elegance with modern comforts. Conveniently located in a quiet cul-de-sac, just a short walk from the wonderful Alexandra Park, this property is a rare find. Hastings' historic Old Town, with its boutique shops, restaurants, seafront, and the Hastings Contemporary Art Museum, is also within easy reach. Viewing is considered essential and available exclusively through Just Property.

The accommodation is arranged over four floors, offering versatile living space that has been thoughtfully renovated and extended by the current owners. The rooms flow effortlessly, creating a sense of elegance and cohesion. The ground floor features a separate lounge and dining room, both boasting stunning bay windows and tall ceilings. The bright and airy kitchen benefits from multiple skylights, ample storage, and access to a newly added sun terrace.

The first and second floors each accommodate three well-proportioned bedrooms, along with a shower room and W.C. A further highlight of this property is the self-contained flat on the lower ground floor. This versatile space presents various opportunities—it could serve as additional accommodation, a private studio, or even generate rental income.

Externally, the property enjoys a large rear garden, a sun terrace off the kitchen, and the added convenience of a garage with an additional parking space in front.

Homes of this caliber rarely come to market. To fully appreciate everything this exceptional property has to offer, contact Just Property, the vendor's chosen sole agents, to arrange a viewing by appointment only.



## ROOM DIMENSIONS

Front Door	Bedroom
Grand Entrance Hallway	13'8" x 10'6" (4.17 x 3.21)
W.C / Cloakroom On The Ground Level	Shower Room / W.C
Storage	10'9" x 4'7" (3.3 x 1.4)
Dining Room	Bedorom
17'8" x 14'3" (5.39 x 4.36)	11'6" x 9'8" (3.53 x 2.95)
Lounge / Sitting Room	Bedroom
17'1" x 14'8" (5.21 x 4.48)	15'8" x 14'3" (4.80 x 4.35)
Kitchen with Access To The Terrace	Entrance To Lower Ground Floor
20'11" x 12'11" (6.39 x 3.94)	Separate Self Contained Flat:
Stairs Up To First Floor	W.C
Bathroom / Basin	Kitchen
7'0" x 4'6" (2.15 x 1.39)	9'10"/18'3"8" x 8'4" (3/56 x 2.56)
Shower Room / W.C / Basin / Bidet	Living Room
7'11" x 7'9" (2.42 x 2.37)	16'9" x 14'7" (5.12 x 4.47)
Bedroom	Bedroom
17'0" x 14'3" (5.19 x 4.36)	16'4" x 13'6" (5.0 x 4.14)
Bedroom	Bathroom
17'0" x 14'8" (5.19 x 4.49)	Rear Garden
Bedroom	Off Road Parking / Garage
13'0" x 11'1" (3.98 x 3.38)	24'2" x 9'10" (7.37 x 3.02)
Stairs Up To Second Floor	

## FEATURES

- Stunning Detached Family Home
- A Separate Self-Contained Flat on The Lower Ground Floor
- Six / Seven Double Bedrooms Throughout
- Garage / Off Road Parking Included
- Immaculately Presented By The Current Owners
- Boasting Period Features
- Bright and Airy Recently Extended Kitchen / Diner
- Living Accommodation Arranged Over Four Floors
- Call 01424 444 100 To Arrange Access
- Viewing Considered Essential Via Just Property Estate Agents



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.