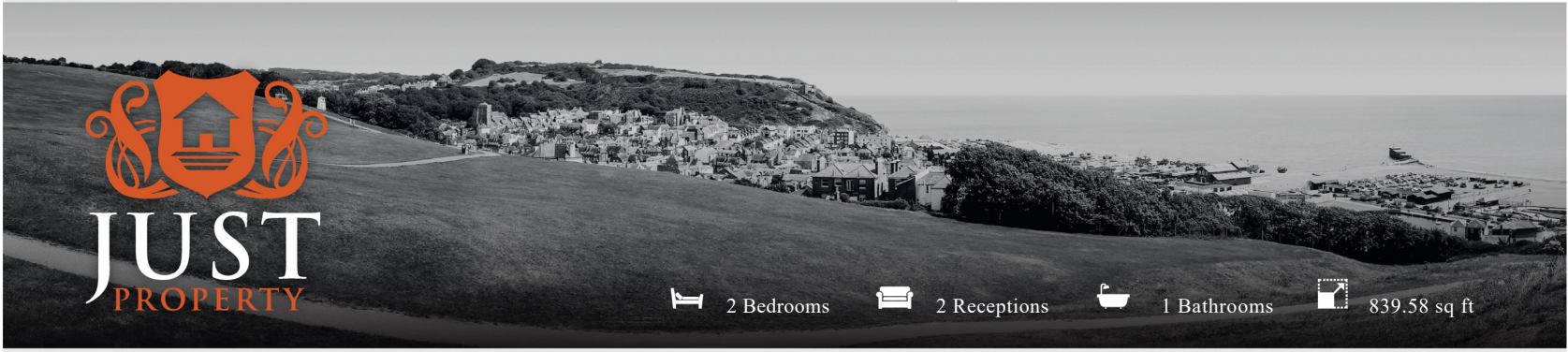




Energy Efficiency Rating		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Very energy efficient - higher running costs
84	41	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs



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2 Bedrooms 2 Receptions 1 Bathrooms 839.58 sq ft

2 Croft Terrace, Old Town, Hastings, TN34 3HG

Freehold

£319,650







Freehold

£319,950



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	11'2" m x 8'8" (3.41 m x 2.65)
Reception Room	Bathroom
14'1" x 11'3" (4.30m x 3.44)	9'0" x 6'6" (2.75m x 1.99m)
Dining Room	Rear Courtyard
11'3" x 11'5" (3.45m x 3.48m)	Storage Room
Kitchen	Communal Front Gardens
9'1" x 6'5" (2.78m x 1.98m)	
Storage	
Stairs to First Floor	
Understair Storage	
Landing	
Bedroom	
12'0" x 11'3" (3.66m x 3.45m)	

## FEATURES

- CHAIN FREE
- Terraced Period Property
- Communal Front Gardens
- Private Rear Courtyard
- Located in The Heart of Hastings Old Town
- Walking Distance to Seafront
- Two Double Bedrooms
- Charming Original Features
- Two Reception Rooms
- Plentiful Storage



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.