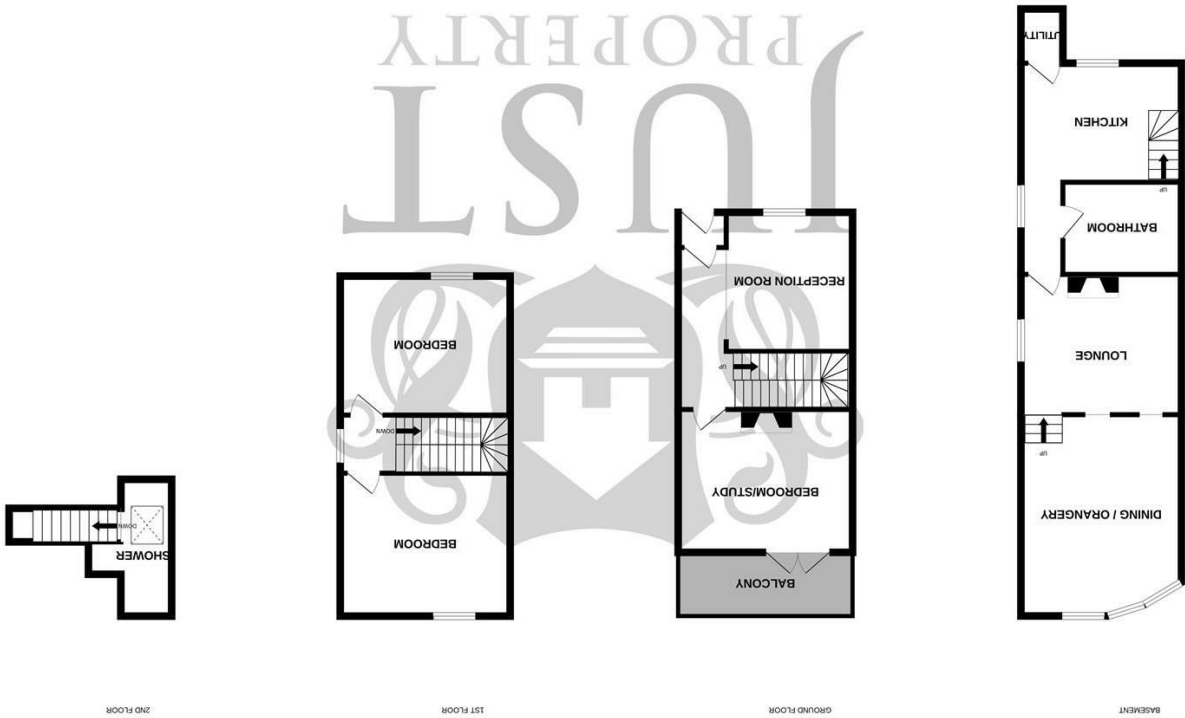




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	57	83
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

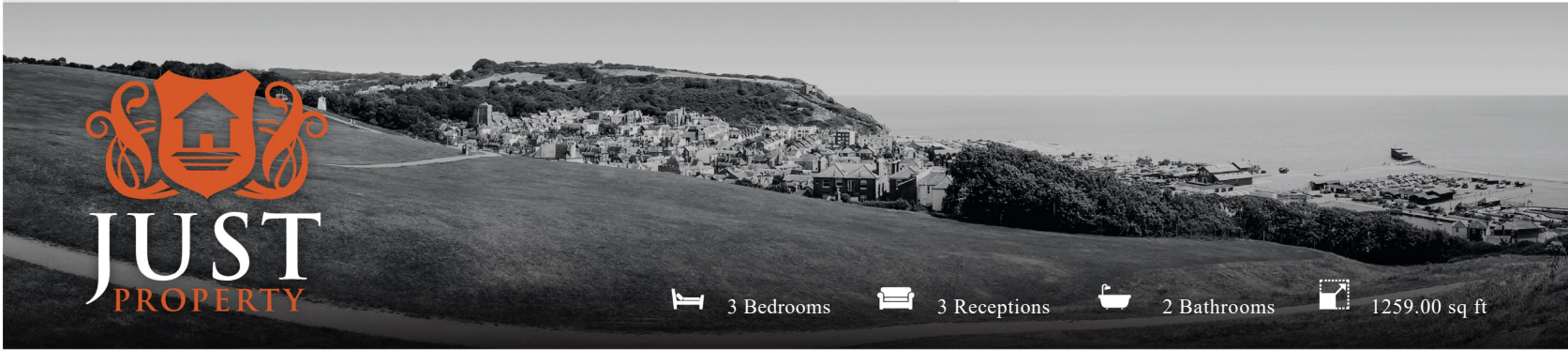
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FLOORPLANS

14 Tackleway, Old Town, Hastings, TN34 3DE

www.justproperty.net



3 Bedrooms 3 Receptions 2 Bathrooms 1259.00 sq ft

14 Tackleway, Old Town, Hastings, TN34 3DE

Freehold

£635,000





Freehold

£635,000

3 Bedrooms 3 Receptions 2 Bathrooms 1259.00 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this exceptional four Storey, three bedroom end of terrace period townhouse situated in one of the most sought after locations within Hastings historic old town. The property sits directly opposite the East hill, with access to Hastings Country Park, and enjoying extensive and commanding views over the Old Town, West Hill, seafront and extending across the English Channel and coastline towards the Beachy Head in Eastbourne.

The property accommodation provides an entrance hallway leading through to a reception room and ground floor bedroom/study with full width balcony to the rear to enjoy stunning sunsets and the afternoon and evening sun. On the lower ground floor, the property has a fitted kitchen, with utility space, a bathroom, family lounge with wood burning stove leading through to a rear dining room/orangery with wonderful views over the rear garden. To the first floor, there are two further double bedrooms, and the second floor provides a separate shower room and WC.

A particular feature of this property is the extensive rear garden which has been landscaped to create a peaceful and secluded area to enjoy the sun.

Properties such as this are rarely available and viewing is considered essential via vendors choice of agents, Just Property.



ROOM DIMENSIONS

Front Door	Lounge
Entrance Porch	11'5" x 10'9" (3.49 x 3.28)
Hallway	Dining / Orangery
Reception Room	13'6" x 9'7" (4.13 x 2.94)
11'3" x 10'3" (3.45 x 3.13)	Stairs Up To Landing
Bedroom/Study	Bedroom
11'5" x 11'0" (3.49 x 3.36)	11'4" x 9'10" (3.47 x 3.01)
Full Width Balcony/Deck	Bedroom
Stairs Down To	11'1" x 10'6" (3.40 x 3.21)
Fitted Kitchen	Stairs Up To
10'8" x 9'0" (3.26 x 2.76)	Shower/W.C
Utility Cupboard	7'8" x 4'0" (2.34 x 1.22)
Bathroom	Rear Garden
7'4" x 5'11" (2.24 x 1.82)	

FEATURES

- Beautiful Period Property
- The Most Sought After Location in Hastings Old Town
- Three Bedrooms
- Two Bathrooms
- Superb Views
- Walking Distance To Hastings Country Park
- Large Rear Garden
- Lovely Rear Dining Room / Orangery
- End Of Terrace



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.