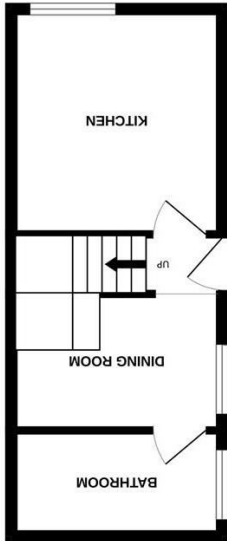
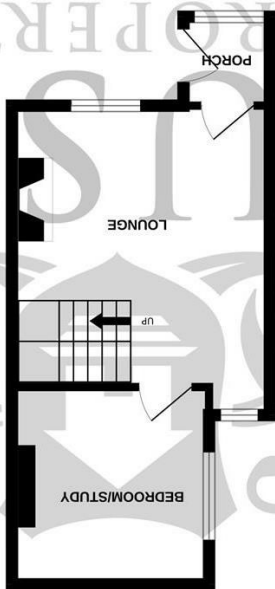
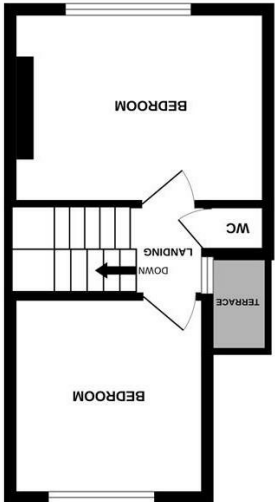




Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	85	
	57	
	Very energy efficient - lower running costs	
	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		



1ST FLOOR

GROUND FLOOR

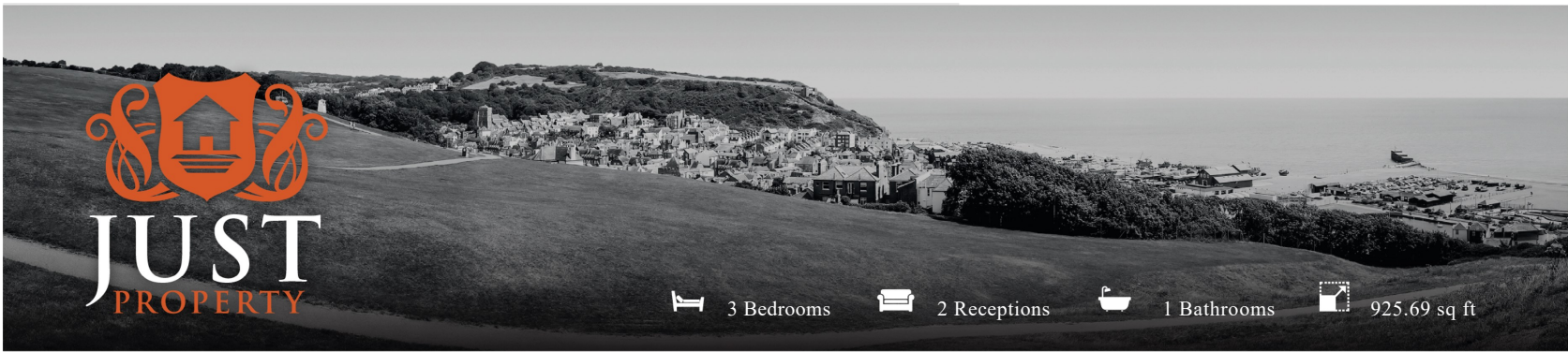
LOWER GROUND FLOOR



## FLOORPLANS

26 Tackleway, Hastings, TN34 3DA

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



3 Bedrooms 2 Receptions 1 Bathrooms 925.69 sq ft

26 Tackleway, Hastings, TN34 3DA

Freehold

£425,000







Freehold

£425,000



3 Bedrooms 2 Receptions 1 Bathrooms 925.69 sq ft

## PROPERTY DETAILS

Positioned on one of the most sought-after streets in Hastings Old Town, this beautifully presented three-bedroom period home offers an exceptional opportunity to enjoy coastal living within a historic setting. Built circa 1860, the property is brimming with character and original features, including sash windows, exposed floorboards, and an open fireplace, all of which contribute to its timeless charm.

Just a short stroll from the seafront, vibrant promenade, and an array of independent shops, cafés, and galleries, this home perfectly balances the tranquillity of its peaceful location with easy access to local amenities and the beach.

The accommodation is thoughtfully arranged over three floors. Upon entering through the welcoming porch, you are greeted by a cosy lounge adorned with an open fire, creating a warm and inviting atmosphere—perfect for relaxing evenings. Adjacent to the lounge is a versatile room that can serve as a bedroom, study, or additional sitting room, benefiting from beautiful views across Hastings.

The lower ground floor offers a fantastic space for family life and entertaining, featuring a well-appointed fitted kitchen with ample storage and work surfaces, a spacious dining room ideal for gatherings, and a family bathroom.

On the first floor, you will find two generously sized double bedrooms, both filled with natural light. There is also a convenient WC on this level. A standout feature is the small terrace, offering a private spot to enjoy breathtaking panoramic views over the sea, the charming Old Town, and towards the iconic West Hill—a perfect setting for morning coffee or evening sunsets.

This delightful home seamlessly blends period elegance with modern comfort, offering a rare opportunity to own a truly special property in one of Hastings' most sought-after locations—a unique chance to secure a piece of the town's rich history.

Early viewing is strongly recommended.



## ROOM DIMENSIONS

Front Door	Kitchen
Entrance Porch	11'5" x 9'7" (3.49m x 2.93m)
Lounge	Dining Room
12'4" x 17'0" (3.76m x 5.20m)	9'6" x 9'0" (2.90m x 2.76m)
Bedroom/Study	Bathroom
11'3" x 9'3" (3.45m x 2.83m)	9'2" x 4'5" (2.80m x 1.36m)
Stairs To First Floor	Front Courtyard
Landing	
Storage	
Bedroom	
12'7" x 11'11" (3.86m x 3.64m)	
Bedroom	
11'5" x 8'2" (3.50m x 2.50m)	
Stairs To Lower Ground Floor	

## FEATURES

- Three Bedroom Period Property
- Exceptional Old Town Location
- Close To Seafront & Local Amenities
- Outstanding Sea Views
- Built Circa 1860
- Front Courtyard
- Gas Central Heating
- Fitted Kitchen
- Wealth of Period Features
- Well Presented Throughout



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.