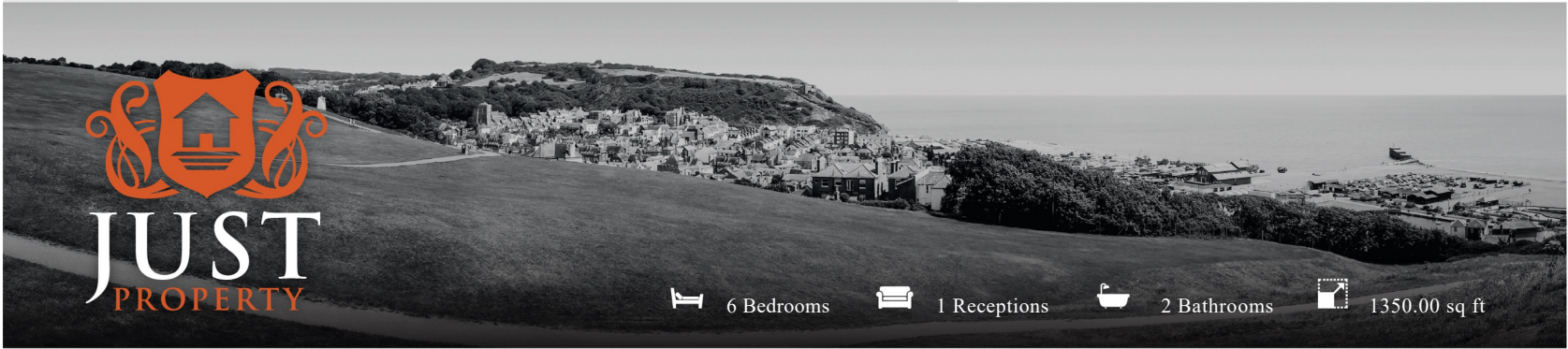


21 Woods Passage, Old Town, Hastings, TN34 3BX

FLOORPLANS

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6 Bedrooms 1 Receptions 2 Bathrooms 1350.00 sq ft

21 Woods Passage, Old Town, Hastings, TN34 3BX

Freehold

£750,000





Freehold

£750,000



6 Bedrooms

1 Receptions

2 Bathrooms

1350.00 sq ft

PROPERTY DETAILS

Located on one of the most desirable addresses in Hastings Old Town, this elegant six-bedroom Georgian residence combines timeless period charm with generous living space and far-reaching sea views. Positioned just moments from the seafront, the lively mix of independent shops, caf  s, and galleries, as well as the open green spaces of the Country Park, this exceptional home offers the very best of coastal and cultural living. Excellent transport links and local bus routes are also close by, ensuring easy access beyond the Old Town.

Externally, the property boasts a beautifully landscaped front garden, and a private side garden with a patio area and a versatile garden shed—ideal for storage or as a practical workspace.

Inside, the home opens into a generous entrance hall with a grand Georgian staircase at its heart. Two spacious double bedrooms with built-in storage are accessed directly from the hallway. A split-level landing leads to a third bedroom—currently used as a dressing room—and a well-appointed family bathroom.

The first floor is home to a bright and expansive lounge, perfect for entertaining or relaxing, offering spectacular sea views across the Old Town towards the West Hill. A fourth bedroom is also found on this level.

On the second floor, two further bedrooms enjoy elevated views, with additional landing storage. The upper levels are bathed in natural light, creating a bright and airy atmosphere throughout.

The lower ground floor includes a shower room with WC, followed by a spacious kitchen and breakfast room, which leads into a utility space/pantry—ideal for day-to-day family life or entertaining.

This unique home is not one to be missed and presents a rare opportunity to acquire a character-filled property in a truly enviable Old Town location.

Viewing is strictly by appointment with the vendors’ chosen sole agents, Just Property.

ROOM DIMENSIONS

Front Door	First Floor Landing
Entrance Hall	Reception Room 18'8 x 11'2 (5.69m x 3.40m)
Bedroom 11'2 x 7'10 (3.40m x 2.39m)	Bedroom 11'4 x 9'3 (3.45m x 2.82m)
Bedroom 11'0 x 9'10 (3.35m x 3.00m)	Stairs To Second Floor
Stairs To Lower Ground Floor	Second Floor Landing
Shower Room	Bedroom 9'9 x 9'5 (2.97m x 2.87m)
Kitchen 18'4 x 10'8 (5.59m x 3.25m)	Bedroom 11'1 x 9'11 (3.38m x 3.02m)
Utility Room	Front & Side Gardens
Stairs To First Floor	
Bedroom 10'10 x 6'8 (3.30m x 2.03m)	
Bathroom	

FEATURES

- Six Bedroom Semi Detached Home
- Grade II Listed
- Exceptional Sea Views Over The Old Town
- Private Front & Side Gardens
- Excellent Old Town Location
- Accommodation Across Four Floors
- Wonderfully Presented
- Georgian Era
- Gas Fired Central Heating
- Council Tax Band D



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.