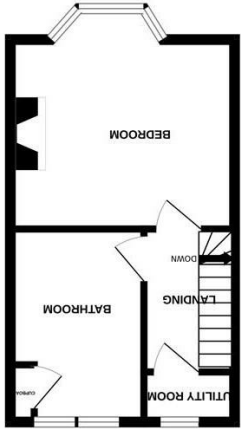
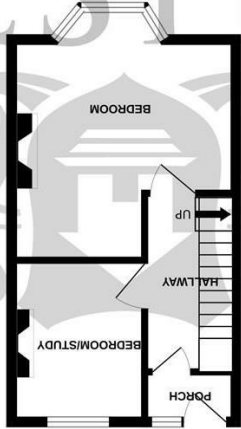




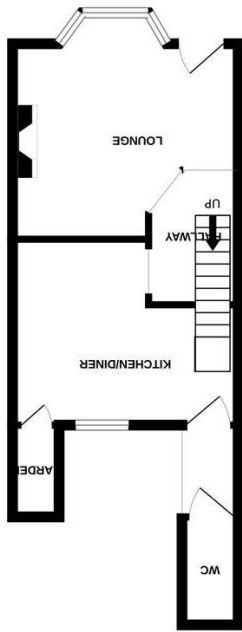
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
82		
44		



1ST FLOOR



GROUND FLOOR



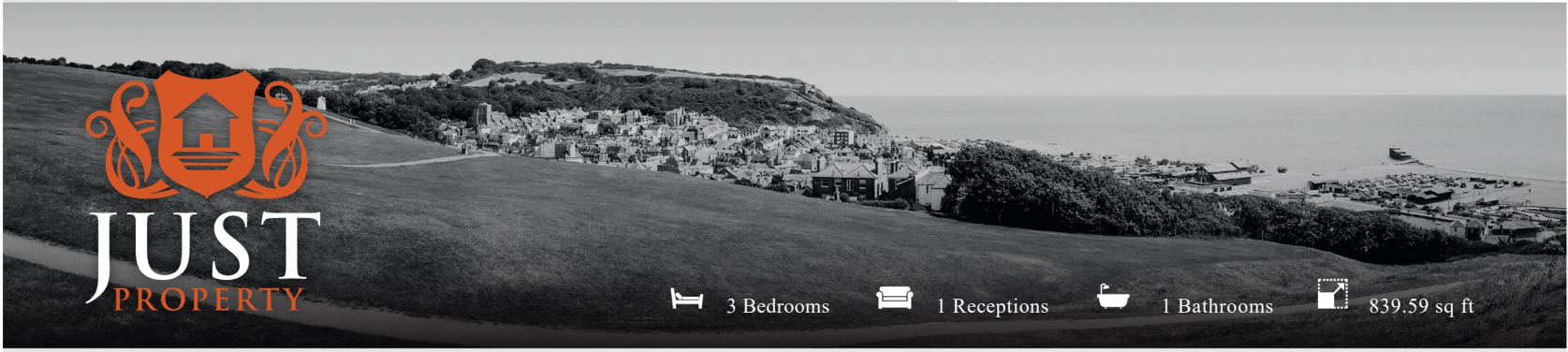
LOWER GROUND FLOOR



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

## FLOORPLANS

Fern House Sinnock Square, Old Town, Hastings, TN34 3HQ

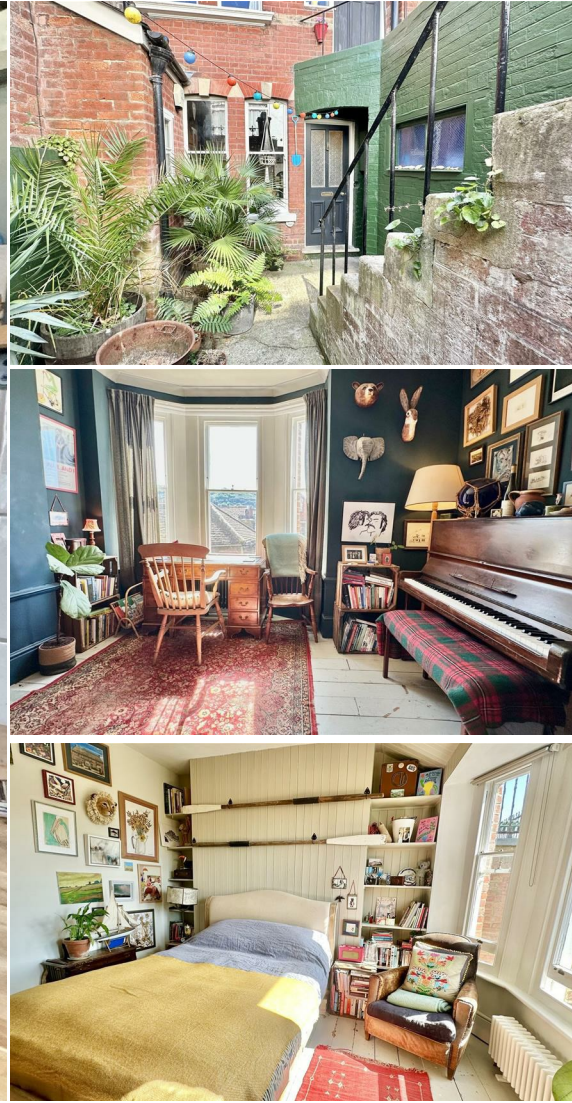


3 Bedrooms 1 Receptions 1 Bathrooms 839.59 sq ft

Fern House Sinnock Square, Old Town, Hastings, TN34 3HQ

Freehold

£499,950







Freehold

£499,950

3 Bedrooms 1 Receptions 1 Bathrooms 839.59 sq ft

## PROPERTY DETAILS

Opportunity to Acquire a Charming Three-Bedroom Period Home in Historic Old Town

This captivating three-bedroom, three-storey period house, built circa 1886, is situated in the heart of the historic Old Town, within a conservation area. Its prime location offers the convenience of being just a short walk from an array of shops, restaurants, boutiques, the Hastings Contemporary gallery, Country Park, the seafront, and Hastings town centre.

The property boasts flexible accommodation, beginning with a spacious entrance hall leading to two bedrooms. On the first floor, the galleried landing gives way to the principal bedroom, which enjoys stunning rooftop views towards the East Hill funicular and the sea. This floor also includes a recently updated family bathroom and a separate utility room.

The garden level features an open-plan kitchen/diner with larder storage, an external WC, and a bay-fronted living room complete with an open fire and doors leading to the rear garden.

This attractive home is rich in decorative details and character features. It benefits from both a front garden and an enclosed rear garden, which is a true suntrap brimming with established plants and shrubs. Additional features include gas central heating, adding to the home's comfort.

Viewing is highly recommended to fully appreciate the charm and character of this wonderful property. Contact Just Property today to arrange your appointment.



## ROOM DIMENSIONS

Entrance Vestibule	Larder
Entrance Hall	Hallway
Study/Bedroom 12'7" x 11'7" (3.84m x 3.53m)	Living Room 12'2" x 12'2" (3.73 x 3.73)
Bedroom 10'9" x 6'6" (3.28m x 1.98m)	External WC
Stairs To First Floor Galleried Landing	Front Garden 14'7" x 9'10" (4.45 x 3.02)
Bedroom 12'9" x 12'0" (3.89 x 3.66)	Rear Garden 18'2" x 12'2" (5.54 x 3.71)
Bathroom	
Utility Room	
Stairs Down To Garden Level	
Separate Entrance	
Kitchen / Breakfast Room 12'9" x 10'5" (3.89 x 3.20)	

## FEATURES

- Period End of Terrace House
- Heart of Hastings Old Town
- Three Bedrooms
- Fantastic Living Room
- Open Plan Kitchen/Diner
- Lovely Bathroom
- Front & Rear Gardens
- Enjoys Rooftop Views
- Viewing Considered Essential
- External WC

