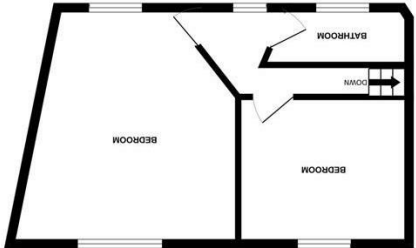
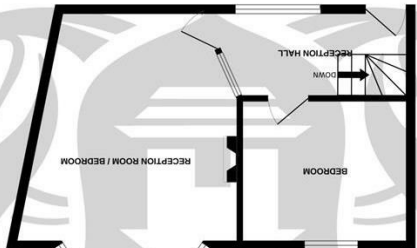




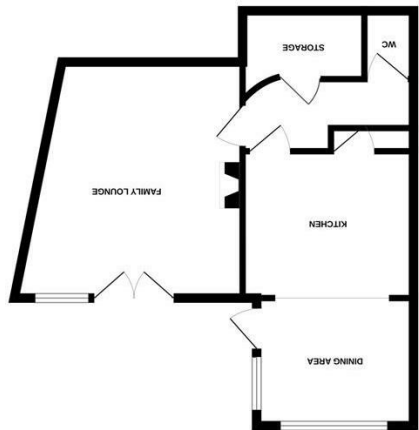
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
Current		65
Potential		81



1ST FLOOR



HALL FLOOR



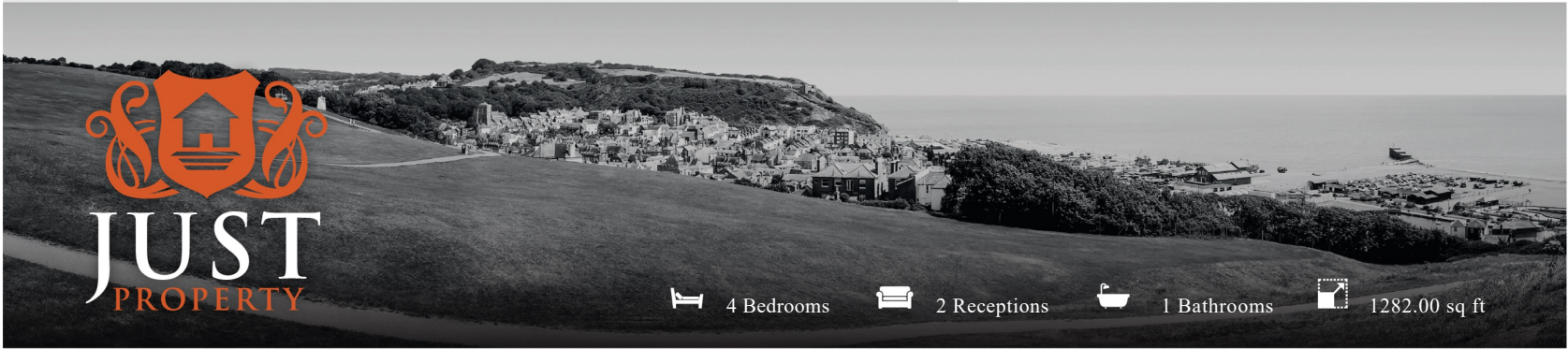
GARDEN LEVEL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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4 Bedrooms 2 Receptions 1 Bathrooms 1282.00 sq ft

11 Prospect Place, Hastings, TN34 1LN

FLOORPLANS

11 Prospect Place, Hastings, TN34 1LN

Freehold

£499,650





Freehold

£499,950



4 Bedrooms



2 Receptions



1 Bathrooms



1282.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Situated in the heart of a conservation area in the beautiful Sussex town of Hastings, this charming period property on Prospect Place enjoys outstanding views over the English Channel and Hastings town.

Perfectly positioned, the home is within easy walking distance of Hastings town centre, the seafront, Hastings Old Town, and is just moments from the newly redeveloped Observer Building with its vibrant community spaces.

Dating back to approx.1840, the property retains a wealth of period features and offers flexible, versatile accommodation arranged over three levels. The welcoming and spacious entrance hallway leads to a double bedroom and an additional reception room/bedroom with a wood-burning stove and bay window that frames stunning sea views.

On the first floor, there is a further double bedroom, a well-proportioned principal bedroom with dual-aspect views of the sea and the castle, and a family fitted bathroom.

The lower ground floor provides excellent living space, including a fitted kitchen with storage leading into a light-filled dining area. A family lounge with another wood-burning stove opens through French doors onto the garden. This level also benefits from a separate WC and a useful storage cupboard.

The garden offers seating areas and views across the town towards Hastings Castle. and the English Channel.

Presented to a high standard by the current owners, the property combines carefully considered interiors with period character, enhanced by gas-fired central heating and charming original features throughout.

A rare opportunity to secure a wonderful family home in the heart of Hastings. Viewing is highly recommended via the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Entrance Hallway

Bedroom

10'10" x 9'0" (3.32 x 2.76)

Reception Room / Bedroom

18'2" x 12'7" max (5.56 x 3.84 max)

Stairs Up to Landing

Bedroom

10'10" x 7'5" (3.32 x 2.27)

Family Bathroom

11'10" x 7'5" max (3.63 x 2.27 max)

Principle Bedroom

14'8" x 12'6" max (4.48 x 3.83 max)

Stairs Down To

WC

Storage Cupboard

Hallway

Kitchen

10'2" x 8'11" (3.10 x 2.72)

Dining Area

8'10" x 8'0" (2.70 x 2.44)

Family Lounge

15'1" x 11'1" (4.60 x 3.38)

Rear Garden

FEATURES

- CHAIN FREE
- Beautifully Presented Home
- Located in Conservation Area
- Four Bedrooms
- Very Versatile Accommodation
- Stunning Sea Views
- Walking Distance To Seafront and Town Centre
- Wood Burning Stoves
- Kitchen and Open Plan Dining Area
- Tucked Away Position



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.