

SALES PARTICULARS ARE INTENDED ONLY AS GENERAL GUIDELINE. THE COMPANY THEREFORE GIVES NOTICE THAT NONE OF THE MATERIAL ISSUED OR VISUAL DESCRIPTIONS OF ANY KIND MADE ON BEHALF OF THE COMPANY CAN BE RELIED UPON AS ACCURATELY DESCRIBING ANY OF THE SPECIFIED

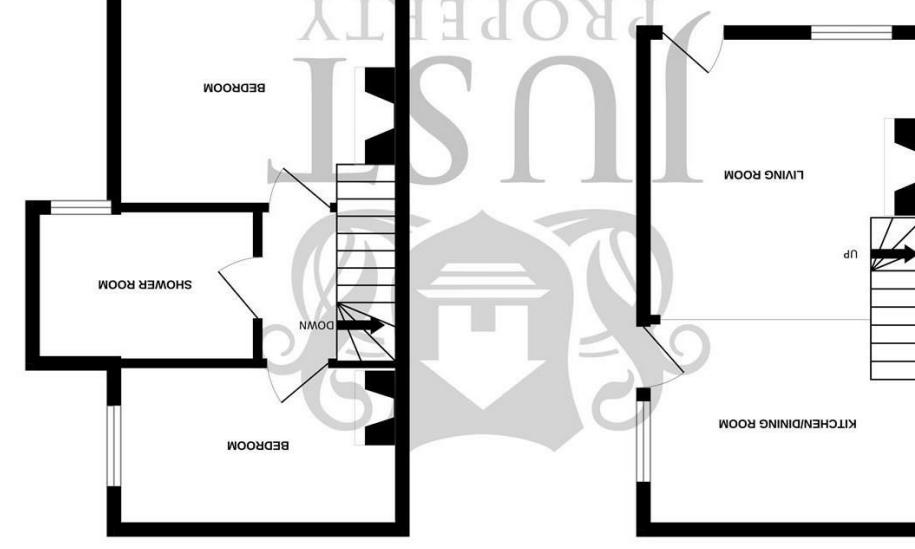
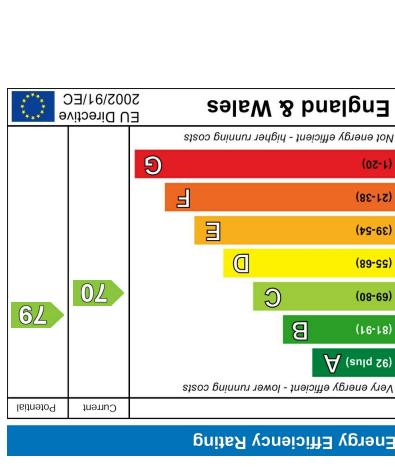
MATERIALS PRESCRIBED BY ANY ORDER MADE UNDER THE PROPERTY MISDESCRIPTIONS ACT 1991. NOR DO THEY CONSTITUTE A CONTRACT, PART OF A CONTRACT OR A WARRANTY. YOU SHOULD OBTAIN DRAFTING OR CONTRACTUAL OR ANY MATTERS OR INFORMATION THAT ARE IMPORTANT TO YOU.

DISPENSATION OF NOTICES. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS AN ACCURATE STATEMENT OF THE SIZE OR DESCRIPTION OF THE PROPERTY. THE COMPANY AND ITS AGENTS AND EMPLOYEES DO NOT MAKE ANY WARRANTY, WHETHER EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN.

WATER, SEWERAGE, GAS, ELECTRICITY AND OTHER SERVICES AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE

IS MADE AS TO THEIR WORKING ORDER OR CONDITION. THE COMPANY AND ITS AGENTS AND EMPLOYEES DO NOT MAKE ANY WARRANTY, WHETHER EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN.

WATER, SEWERAGE, GAS, ELECTRICITY AND OTHER SERVICES AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE



1ST FLOOR

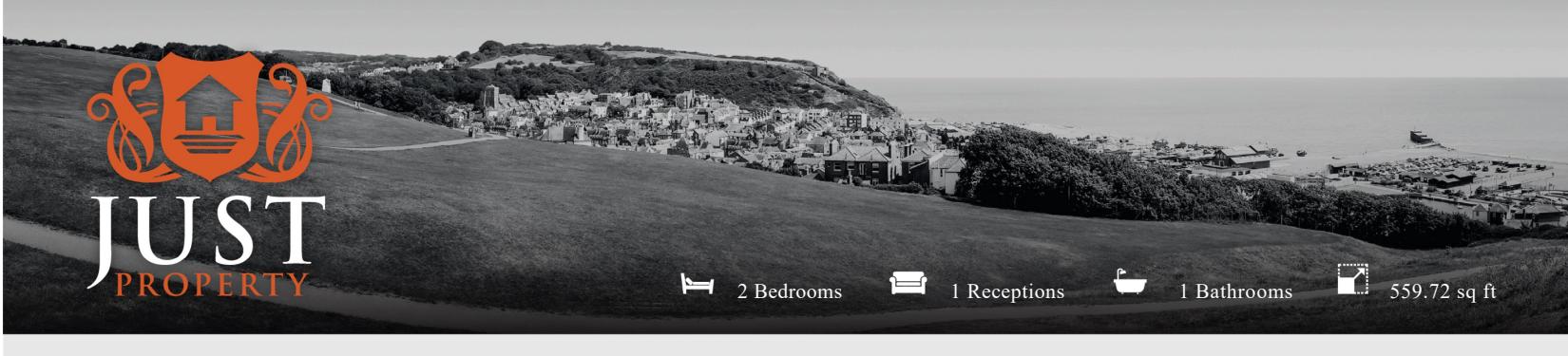
GROUND FLOOR



26A Tackleway, Old Town, Hastings, TN34 3DA

## FLOORPLANS

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



£350,000

26A Tackleway, Old Town, Hastings, TN34 3DA





£350,000



2 Bedrooms

1 Receptions

1 Bathrooms

559.72 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A fully refurbished and energy efficient two bedroom Fisherman's cottage in the heart of Hastings just off Tackleway. Tucked away down some secret steps this charming Cottage has been fully refurbished and lovingly restored. Energy efficient Band C. Perfect for a new home or investment potential, priced to sell.

Brand new Boiler, fully insulated walls and flooring with original floorboards restored and enhanced.

Painted throughout in Farrow and Ball's All White with joinery in a simple and complimentary Strong White. A perfect canvas to put your own mark onto.

All windows are brand new in solid timber with custom shutters fitted throughout.

A custom kitchen in solid ply with clever storage solutions comes with a charming butler sink and new tiling and work surfaces throughout. The kitchen features new appliances and a quarry tile floor from Fired Earth.

A sun trap patio garden with exterior lighting, power and water has been designed with relaxation in mind. Perfect for a bit of privacy.

The bathroom with it's clever use of space features a unique shower room, all fixtures and fittings are new including all sanitary ware and tiling.

The Bedrooms are light and airy, quiet and private. A sisal is fitted in Bedroom two with original floor boards in bedroom one.

Fully rewired with a new fuse board and all new smart meters for both Gas and Electricity.

A turnkey move in today property.



## ROOM DIMENSIONS

Front Door

Kitchen / Dining Room  
11'8" x 7'9" (3.56 x 2.38)

Lounge  
11'8" x 9'6" (3.56 x 2.92)

Stairs Up To

Landing

Bedroom  
10'1" x 9'7" (3.09 x 2.94)

Bedroom  
9'3" x 6'7" (2.84 x 2.03)

Shower Room / WC

Rear Garden

## FEATURES

- CHAIN FREE
- Two Bedrooms
- Located In The Heart Of Hastings Old Town
- Beautiful and Tasteful Refurbishment
- Enclosed Rear Courtyard Garden
- Finished in Farrow and Ball Palette
- Walking Distance To Seafront and Beaches
- Secluded Position
- Open Plan Living Area
- Hand Made Kitchen

