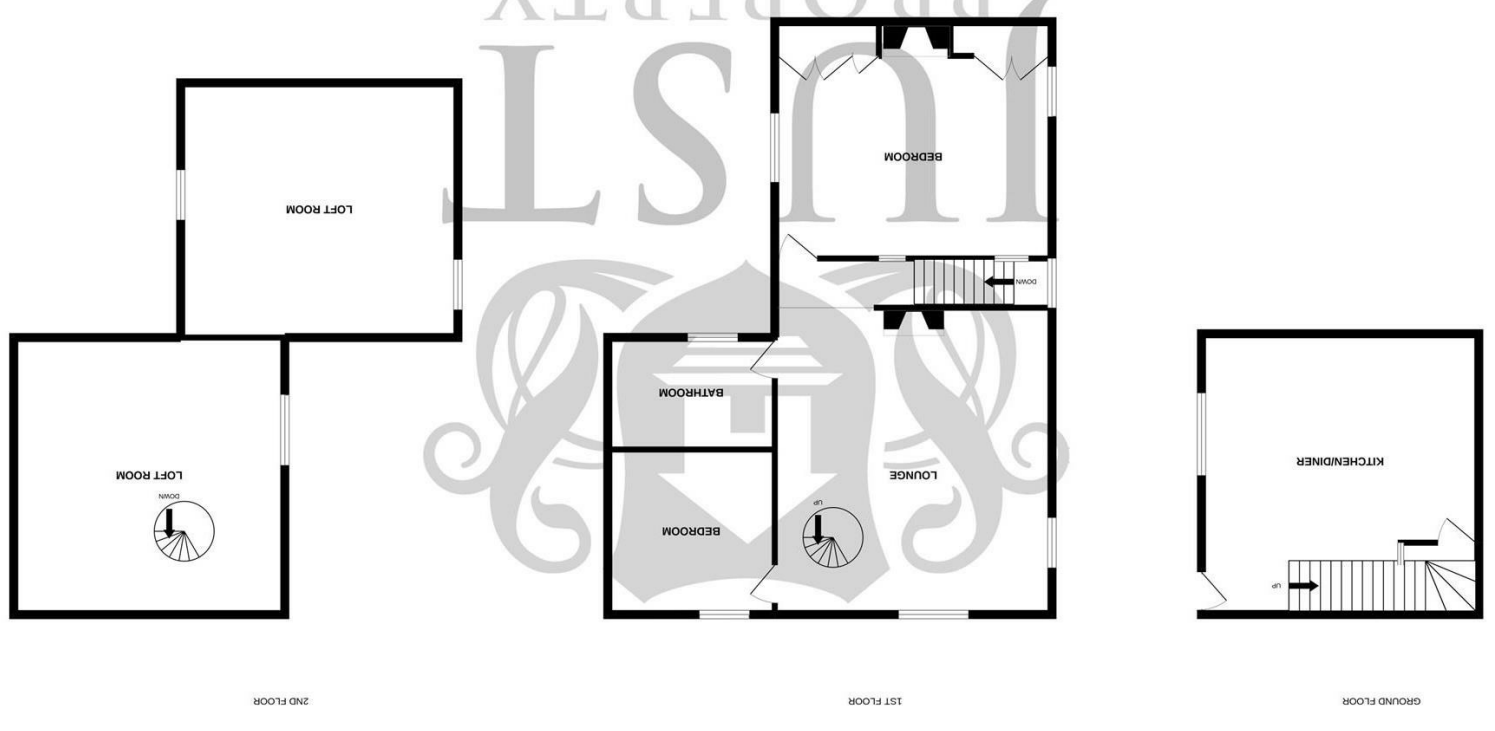


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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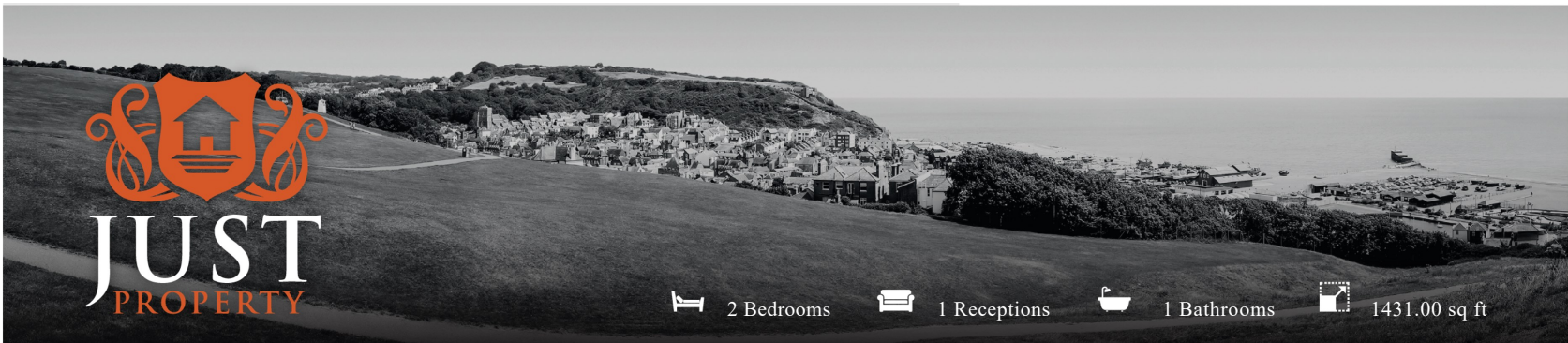
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	47
Potential	59



# FLOORPLANS

7a Courthouse Street, Old Town, Hastings, TN34 3AU

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 1431.00 sq ft

Freehold  
**£450,000**

7a Courthouse Street, Old Town, Hastings, TN34 3AU





2 Bedrooms 1 Receptions 1 Bathrooms 1431.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A beautifully presented and wonderfully spacious two double bedroom period property situated in the very heart of the historic old town of Hastings. The property is located in this highly desirable location within easy walking distance to many of the established cafes, restaurants, boutiques, promenade, sea front, the beach and dining and entertaining areas set within the beautiful Old Town. Hastings Town Centre with its range of shopping & leisure facilities and mainline railway station is a 15 minute walk away.

The property accommodation comprises a private front door leading to an inner hallway and a spacious ground floor fitted kitchen and dining area. To the first floor there are two double bedrooms, a family bathroom and an open plan lounge & entertaining area with fireplace, enjoying views out towards the East Hill and over Courthouse Street. There are also two spacious loft rooms with one accessed via a spiral staircase and steps accessing the other. There are many original features and stained glass retained within the property.

A particular feature of this property is the OFF ROAD PARKING available and a small outside space ideal for entertaining. The property is available chain free and viewing is considered essential to avoid disappointment with the vendors sole agents, Just Property.

Agents Note: The property also includes the Freehold to the whole building - further details available on request.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Kitchen/Diner  
14'4 x 13'4 (4.37m x 4.06m)

Understairs Storage

Stairs To First Floor Landing  
8'5 x 5'6 (2.57m x 1.68m)

Living Room  
16'1 x 14'2 (4.90m x 4.32m)

Bedroom  
14'8 x 10'3 (4.47m x 3.12m)

Bedroom  
8'8 x 8'6 (2.64m x 2.59m)

Bathroom  
9'2 x 5'8 (2.79m x 1.73m)

Loft Room

Loft Room

Off Road Parking

Small Patio Area

## FEATURES

- CHAIN FREE
- Superb Old Town Location
- Period Features
- Off Road Parking
- Spacious Interiors
- Flexible Accommodation
- Gas Central Heating
- Excellent Views
- Two Bedrooms
- Large Loft Space

