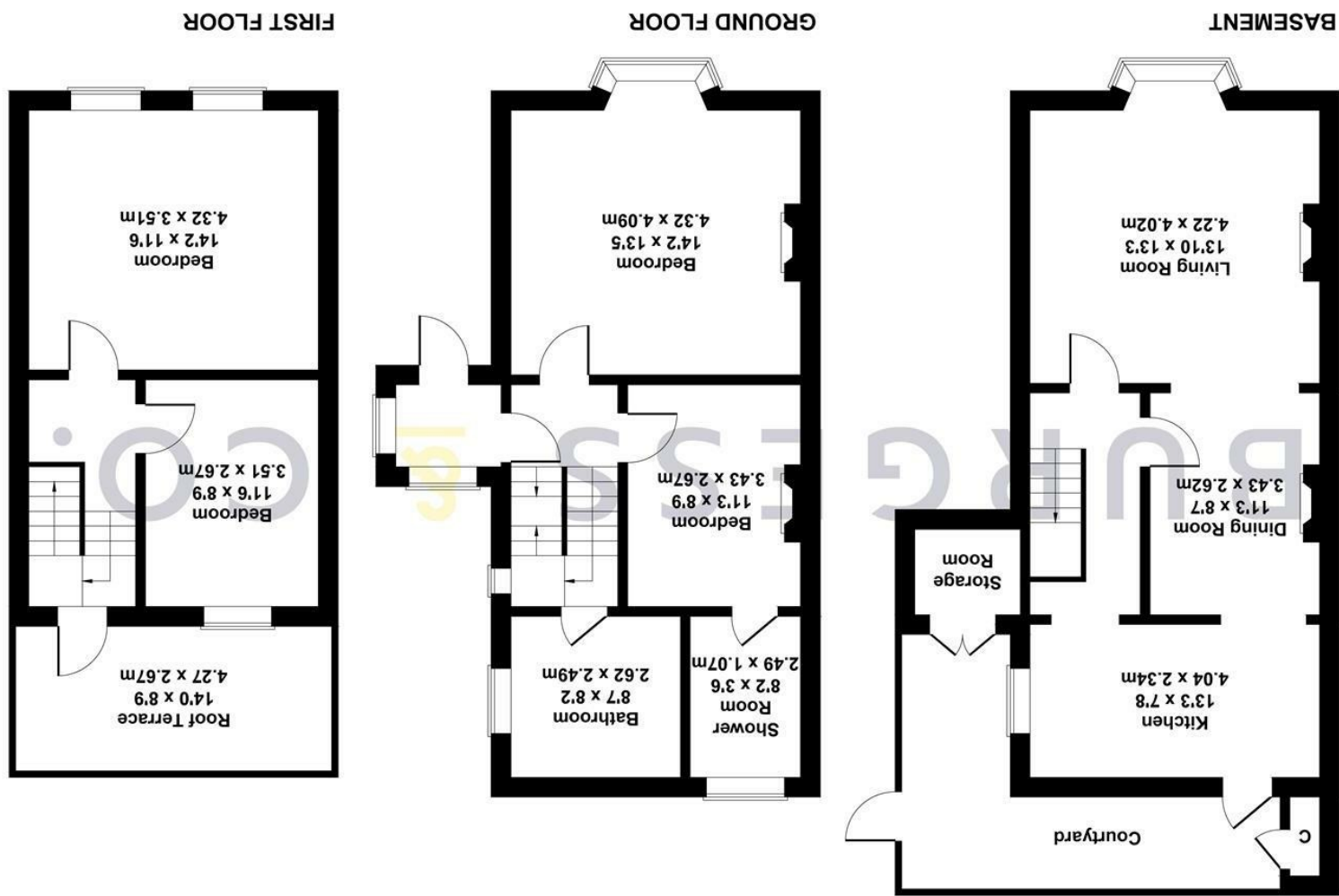




Not to Scale. Produced by The Plan Portal 2024  
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Tackleway  
Approximate Gross Internal Area  
1425 sq ft - 132 sq m

**BURGESS & CO.** 53 Tackleway, Hastings, TN34 3BU  
01424 222255

£650,000 Freehold



**01424 222255**

Burgess & Co are delighted to bring to the market this impressive and unique period property located in the highly sought after historic Old Town of Hastings. Ideally situated within walking distance of shops, restaurants, sea front and countryside walks on the East Hill. Hastings Town Centre is within half a mile with further shops, restaurants, mainline railway station and bus services. The accommodation is arranged over three floors to provide an entrance porch, hallway, two bedrooms, one with a modern en-suite shower room, and a modern family bathroom to the ground floor. Stairs lead down to the lower ground floor with living room, dining room, modern kitchen and access to the rear courtyard. To the first floor there are two bedrooms and a roof terrace with views across to the nearby historic All Saints Church. The property benefits from gas central heating, private courtyard garden and there is on street parking. Viewing is highly recommended to fully appreciate all this charming property has to offer.

**Porch**

With tiled floor, dwarf brick wall, single glazed windows, oak door to

**Hallway**

With cast iron radiator, stairs to Lower Level & First Floor.

**Bedroom**

14'2 x 13'5

With feature fireplace hearth & surround, cast iron radiator, ceiling rose, original glazed windows with fitted shutters.

**Bedroom**

11'3 x 8'9

With cast iron radiator, ceiling rose, door to

**En-suite Shower Room**

8'2 x 3'6

Comprising shower cubicle with Burlington mixer tap, shower head & glass door, low level w.c, chrome towel radiator, Burlington wash hand basin, inset spotlights, extractor fan, tiled floor, double glazed frosted window to the rear.

**Half Landing**

**Family Bathroom**

8'7 x 8'2

Comprising Victorian roll top bath with chrome mixer tap, Burlington high level w.c, Burlington Victorian style wash hand basin, walk-in tiled shower with glass screen & waterfall shower head, panelled walls, chrome towel radiator, extractor fan, double glazed window to the side.

**Lower Level**

With understairs storage, feature porthole window.

**Living Room**

13'10 x 13'3

With cast iron radiator, feature Victorian fireplace, ceiling rose, single glazed sash bay window with shutters, opening to

**Dining Room**

11'3 x 8'7

With partly panelled walls, cast iron radiator, ceiling rose, feature Victorian fireplace with surround & hearth, opening to

**Kitchen**

13'3 x 7'8

Comprising matching range of wall & base units, marble effect work surface, inset stainless sink unit with chrome mixer tap, fitted Smeg oven, fitted electric Smeg hob, integrated Indesit dishwasher, tiled splashbacks, vertical cast iron radiator, feature panelled wall, glazed window to the side overlooking All Saints Church. Wooden door with single glazed mosaic features to the centre to outside.

**First Floor**

With double glazed window providing access to Roof Terrace.

**Bedroom**

14'2 x 11'6

With cast iron radiator, feature fireplace with surround & hearth, two single glazed windows with shutter.

**Bedroom**

11'6 x 8'9

With cast iron radiator, ceiling rose, hatch to loft, original sash window with shutters.

**Roof Terrace**

14'0 x 8'9

Being enclosed by cast iron railings, enjoying far reaching views over the Old Town.

**Courtyard**

With two storage shed, wall enclosed with cast iron gate.

**NB**

Council tax band: B

