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BURGESS & CO.
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54 Castle Hill Road, Hastings, TN34 3RH

Offers In Excess Of
£550,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this charming, bright and spacious **GRADE II LISTED** period terraced house with distant sea/roof top views, and it comes with an English Heritage blue plaque advising that this was the former home of the author George MacDonald in 1824. Ideally located being within easy reach of the popular West Hill which leads down to the historic Old Town of Hastings with an array of independent shops, restaurants, pubs and seafront. Hastings Town Centre is also within easy reach with further shops and mainline railway station. The property is accessed via steps to the front and has been newly and sympathetically renovated throughout. The accommodation comprises to the ground floor a living room, a dining room, a newly fitted kitchen, a newly fitted shower room and a utility room. To the first floor there are three bedrooms, a newly fitted family bathroom, and to the second floor there are two further bedrooms. The property offers a wealth of character and benefits include gas central heating, newly decorated throughout, a delightful front garden with mature plants and shrubs, to the rear there is a walled garden with patio area, raised flowerbeds and a particular feature is the carved arches in the sandstone which gives you your very own cave area to enjoy and entertain guests in. Viewing is essential to truly appreciate all that this property has to offer.

Entrance
There is access from the road with gate, path & steps up to the front garden being tiered with shingle area, flowerbeds, shrubbery, patio area, front door to

Dining Room
12'9 x 10'3
With radiator, feature fireplace, original flooring, single glazed sash bay window to the front.

Hallway
With vertical radiator, original flooring, understairs storage cupboard, stairs up.

Living Room
16'2 x 11'4
With two radiators, feature fireplace, original flooring, single glazed sash bay window to the front.

Kitchen
14'0 x 9'11
Comprising matching range of wall & base units, worksurface, inset sink unit, Mercury gas hob & oven, integrated Smeg microwave, integrated AEG fridge/freezer & dishwasher, pull out bin, inset ceiling spotlights, vertical radiator, window to the rear, sash window to the side, door to the rear. Stairs up to First Floor.

Utility Room
8'6 x 4'2
With vertical radiator, inset sink, space for washing machine, cupboard, skylight, window to the rear.

Shower Room
8'6 x 5'1
Comprising open shower with extra shower attachment, low level w.c, wash hand basin, towel radiator, tiled walls, window to the rear.

First Floor Landing
With storage cupboard, stairs to Second floor, sash window to the rear.

Bedroom
15'0 x 10'5
With radiator, built-in wardrobes, original flooring, sash window to the side with sea views. Door to

Jack & Jill Bathroom
11'11 x 8'11
Comprising bath with shower over, partly tiled walls, storage cupboard, towel radiator, his & hers sinks with storage under, LED mirror, w.c, sash window to the side. Door to Landing.

Bedroom
11'5 x 10'7
With radiator, feature fireplace, original flooring, bay window to the front enjoying sea views.

Bedroom
12'1 x 9'9
With radiator, original flooring, sash bay window to the front enjoying sea views.

Second Floor Landing

Bedroom
11'9 x 9'7
With radiator, sash window to the front enjoying sea views.

Bedroom
12'0 x 8'0
With radiator, hatch, storage cupboard, sash window to the front enjoying sea views.

Outside
To the rear there is a walled garden with patio area, raised flowerbeds, a pond, a water tap, outside electrics, and a particular feature is the carved arches in the sandstone which gives access to your very own cave areas to enjoy and entertain guests in.

NB
Council tax band: C

