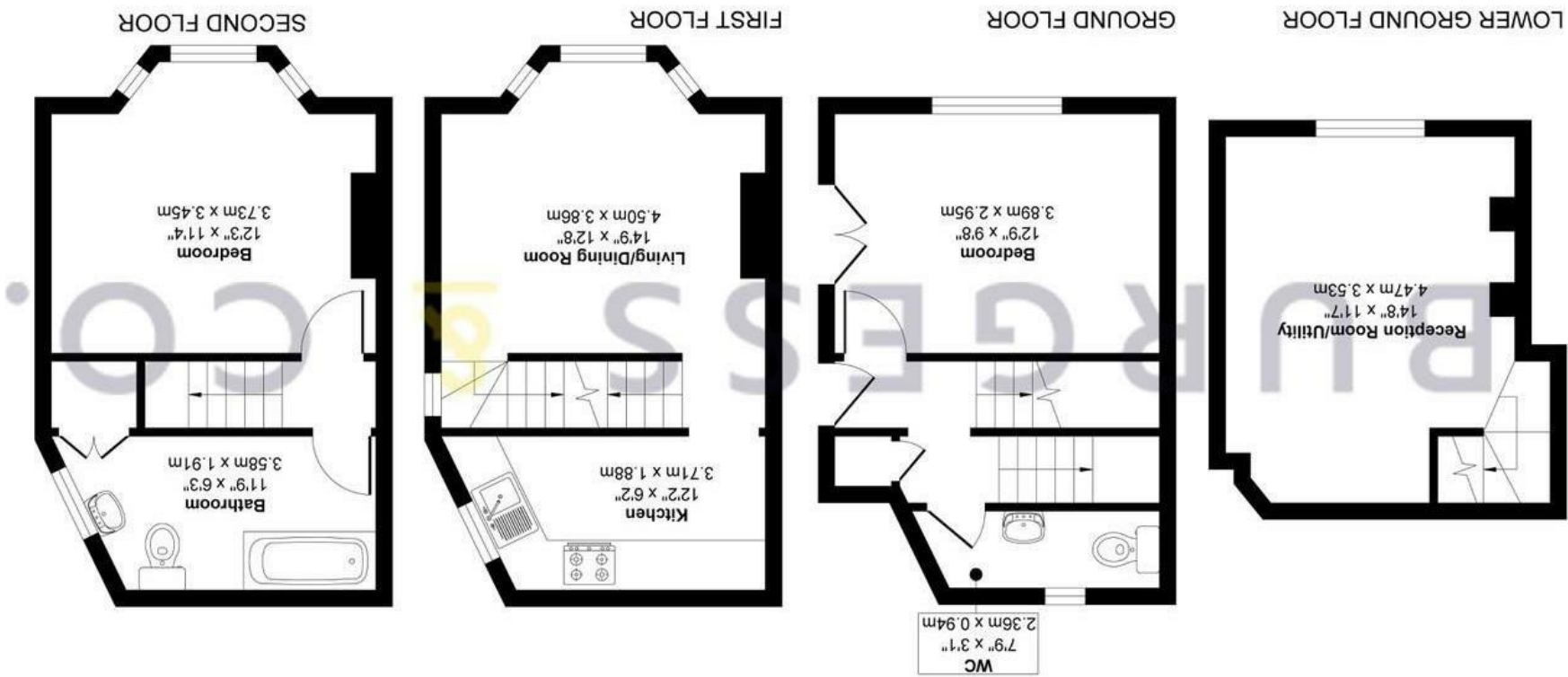




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East Parade
Approximate Gross Internal Floor Area
911 sq. ft / 84.63 sq. m

BURGESS & CO.
01424 222255

Smugglers Cottage, 9 East Parade, Hastings, TN34 3AL

Offers Over
£350,000 Freehold



****CHAIN FREE - SEA VIEWS - HISTORIC LOCATION**** Burgess & Co are delighted to bring to the market this charming & unique period home, nestled in the heart of the historic Hastings Old Town, just moments from the seafront, beach, promenade, independent shops, cafes, galleries and Hastings Town Centre with mainline railway station with direct links to London. The property enjoys uninterrupted views across the boating lake and promenade, this rare chain-free property blends coastal living with original character and flexible living space. Arranged over four floors, Smugglers Cottage offers a distinctive layout suited to creative buyers, second-home seekers, or anyone looking for a stylish retreat by the sea. The property benefits from a wealth of charm to include original sash windows to the front, gas central heating, ornate beams, panelling, and partial wood flooring. This is more than a home. It's a peaceful haven by the sea with a strong sense of place and history. Wake up to sea views, stroll to the beach for morning coffee, or enjoy the town's vibrant cultural scene. The layout also suits buyers looking for a flexible live/work setup or occasional retreat. Viewing is highly recommended to truly appreciate not only the location but all that this property has to offer by vendors sole agents.

Entrance Hall

With fitted cupboards, stairs down to Lower Ground Floor, stairs up to First Floor. Door to

Bedroom

12'9 x 9'8
With radiator, original sash window to the front with fitted shutters, glazed doors to the side.

W.C

7'9 x 3'1
Comprising high flush w.c, wash hand basin, radiator, frosted window to the rear.

Lower Ground Floor

Reception/Utility

14'8 x 11'7
With radiator, extractor fan, space for appliances, frosted window to the front.

First Floor

Living/Dining Room

14'9 x 12'8
With radiator, exposed wooden flooring, feature surround, stairs to Second Floor, original sash bay window to the front overlooking the promenade towards the beach with sea views.

Kitchen

12'2 x 6'2
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, inset gas hob with extractor hood over, fitted oven, integrated microwave, window to the side.

Second Floor

Bedroom

12'3 x 11'4
With radiator, exposed wooden flooring, original sash bay window to the front overlooking the promenade towards the beach with sea views.

Bathroom

11'9 x 6'3
Comprising bath with shower over & screen, wash hand basin, low level w.c, radiator, partly tiled walls, extractor fan, fitted cupboards, frosted window to the side.

NB

Council tax band: TBC

Energy Efficiency Rating

	Current	Potential
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		

England & WalesEU Directive 2002/91/EC

