



ESTATE AGENTS

**Compass House, 22, Croft Road, Hastings, TN34
3HJ**

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Price £735,000

*** ELEGANT PERIOD HOME in HASTINGS OLD TOWN ***

Nestled in the heart of Hastings' historic Old Town, this exceptionally well-presented THREE DOUBLE BEDROOM PERIOD HOME offers a blend of CHARM, CHARACTER, and MODERN COMFORT. Just a short stroll from a wide range of amenities including artisan shops, public houses, eateries, and the picturesque Hastings seafront, this property provides a unique opportunity to enjoy both the vibrant community of the old town and the serene beauty of the East Hill with its commanding panoramic views.

This period home has undergone extensive refurbishment, resulting in an incredibly STYLISH INTERIOR while retaining its original charm. Key features include FIREPLACES, EXPOSED WOODEN FLOORING, and SASH WINDOWS, complemented by the modern comfort of gas-fired heating and WOOD BURNERS located in the living room/dining room.

To the ground floor a welcoming entrance hall with stairs to both the upper and lower floor accommodation. A Bright DUAL ASPECT RECEPTION ROOM with a WOOD BURNER and a convenient CLOAKROOM conclude the ground floor accommodation.

To the lower floor an IMPRESSIVE MODERN OPEN PLAN KITCHEN and DINING ROOM, perfect for family gatherings or entertaining guests, a hallway leading to a lobby with an additional access/exit point featuring external steps to street level and a COURTYARD GARDEN offering space for a bistro-style table, chairs, and potted plants.

To the first floor the landing provides access to a bright DUAL ASPECT BEDROOM with EN-SUITE, enjoying LOVELY VIEWS over the Old Town and sea, and a main bathroom.

To the second floor there are TWO FURTHER DOUBLE BEDROOMS with beautiful views, positioned off a landing that also provides access to a STUNNING ROOF TERRACE offering PANORAMIC VIEWS of the West Hill, East Hill & Lift, Old Town, seafront, and sea. In addition to the stunning roof terrace, the property boasts a COURTYARD GARDEN on the lower floor, perfect for relaxation amidst potted plants.

This exquisite home effortlessly combines PERIOD FEATURES with contemporary living, while enjoying modern amenities and BREATHTAKING VIEWS. Don't miss the chance to make this charming property your own.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Light and spacious with cornicing, radiator, wood flooring laid on a herringbone pattern, stairs top upper and lower floor accommodation.

CLOAKROOM

Contemporary pedestal wash hand basin with chrome mixer tap, matching low level wc, radiator, tiled flooring, down lights, window with obscured glass for privacy to side aspect.

DUAL ASPECT RECEPTION ROOM

24' x 12'2" narrowing to 9' (7.32m x 3.71m narrowing to 2.74m)

Sash window to rear and front aspects allowing plenty of light to flood into the reception space, tall ceilings with cornicing, picture rail, high skirting boards, wood flooring laid in a herringbone pattern, built in original storage cupboards, television point, two radiators, feature fireplace, inset wood burning stove.

LOWER GROUND FLOOR HALLWAY

Tiled flooring, door opening into:

LOWER GROUND FLOOR VESTIBULE

UPVC double glazed door opening to steps rising to street level, built in storage cupboard housing gas meter and electrics, door to open plan kitchen-dining room.

KITCHEN

12'8" x 12'6" (3.86m x 3.81m)

Continuation of the tiled flooring, modern Shaker style kitchen built with a matching range of eye and base level cupboards and drawers with solid wood worktops over, incorporated within the scheme is the freestanding six ring range style cooker with oven and grill, inset stainless steel one & ½ bowl drainer-sink unit with mixer spray tap, space for tall fridge freezer, bespoke pantry cupboard with shelving, door leading to rear lobby, sash window and additional window to rear aspect, open plan to:

DINING ROOM

12'4 x 12'4 (3.76m x 3.76m)

Continuation of the tiled flooring, double radiator, wood burning stove, further built in storage to the chimney alcoves, offering a perfect entertaining space, with sash window to front aspect.

REAR LOBBY

Built in storage cupboard offering lots of storage space and housing the wall mounted boiler, space for hanging coats, double glazed door providing access to the courtyard garden.

FIRST FLOOR LANDING

Stairs rising to the second floor, sash window to rear aspect with a lovely view over the Old Town.

BEDROOM

15'7 x 12'1 (4.75m x 3.68m)

Dual aspect with sash windows to front and rear, lovely Old Town views and a glimpse of the sea, ceilings with corning, picture rail, exposed painted wooden floorboards, double radiator, door to:

LUXURY EN SUITE

Walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, wall mounted concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin, feature fireplace, ladder style heated towel rail, exposed brick and tiled walls, tiled flooring, down lights, extractor fan for ventilation.

FAMILY BATHROOM

Bathtub with chrome mixer tap, chrome shower fixing over the bath with waterfall style shower head and further hand-held shower attachment and glass showers screen, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with storage set beneath and chrome mixer tap, part tiled walls, tiled flooring, ladder style heated towel rail, down lights, two ladder style heated towel rails, sash window with opaque glass to rear aspect for privacy.

SECOND FLOOR LANDING

Sash window to rear aspect with lovely townscape/ old town views over the

East Hill and of All Saints Church, exposed painted floorboards, radiator, paddle staircase rising to a glass hatch leading to a stunning roof terrace with glorious views.

BEDROOM

16'2 x 10'9 (4.93m x 3.28m)

Painted exposed wooden floorboards, exposed brick walls, two double radiators, dual aspect room with sash windows to front and side aspects having lovely Old Town views to the East Hill lift and sea views.

BEDROOM

11'4 x 10'4 (3.45m x 3.15m)

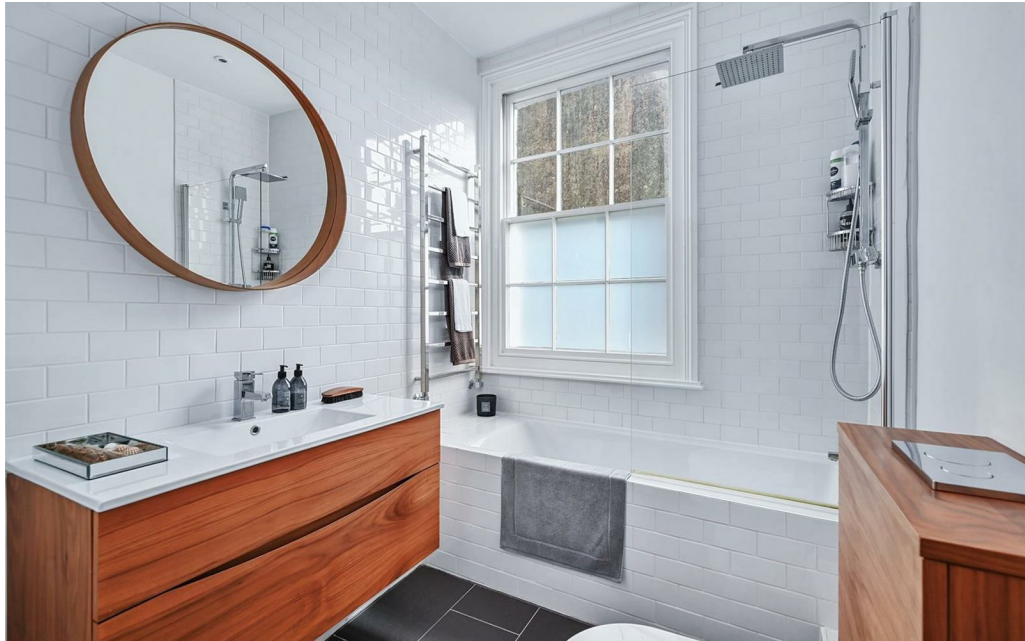
Exposed painted wooden floorboards, radiator, built in wardrobes with mirrored sliding doors, sash window to rear aspect with lovely Old Town views and towards All Saints Church.

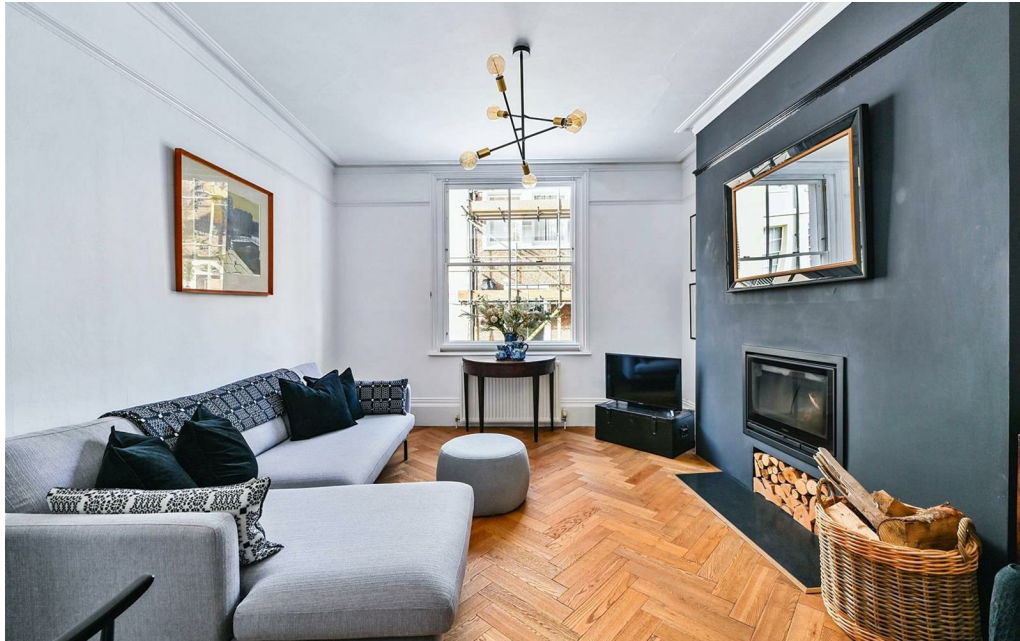
ROOF TERRACE

Glass and metal balustrade allowing for panoramic views extending over Hastings to the East Hill and all around. This is the perfect spot for soaking up the summer sun, having ample space for bistro style table and chairs to sit out.

COURTYARD GARDEN

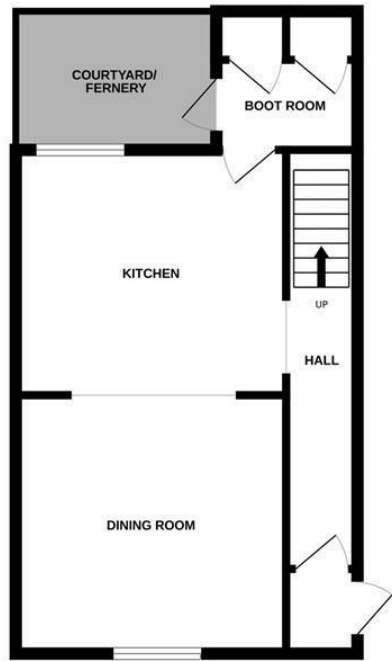
Laid with wooden flooring, offering a tranquil space to sit out and enjoy, with ample space for potted plants.



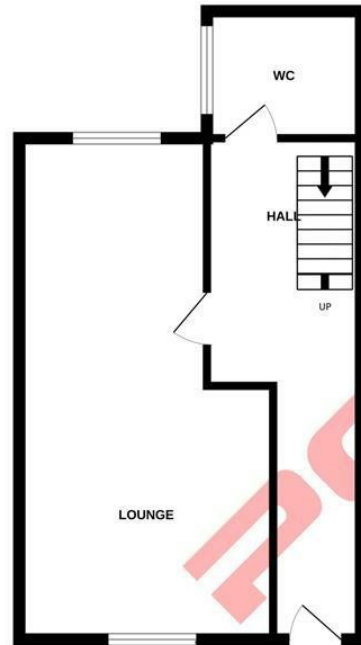




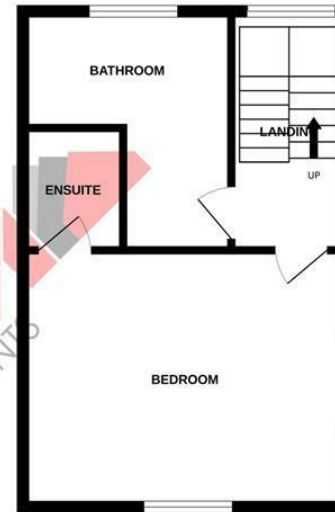
GROUND FLOOR



1ST FLOOR



2ND FLOOR

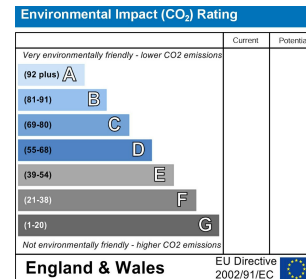
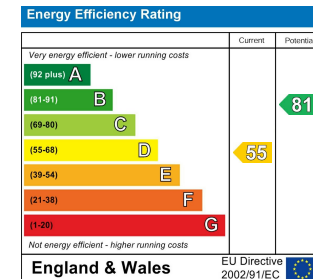


TOP FLOOR



TOTAL FLOOR AREA : 1528sq.ft. (142.0 sq.m.) approx.

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 error, 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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