

**RUSH
WITT &
WILSON**



**Old School House Coastguard Lane, Hastings, East Sussex TN35 4AB
£599,950**

Nestled in the charming locale of Coastguard Lane, Fairlight, Hastings, this stunning Grade II listed former school house presents a unique opportunity for those seeking a characterful and immaculately presented home. Opposite St Andrews Parish Church and within a short stroll of Hastings Country Park, this property offers not only a picturesque setting but also easy access to the scenic Saxon Shore Way coastal walks. The house boasts versatile accommodation spread over two floors, beginning with an impressive reception hallway that welcomes you into the heart of the home. The dual aspect living room/diner, features a striking vaulted ceiling, creating a sense of space and light. A returning staircase leads to a delightful mezzanine level, perfect for use as a studio, lounge area, or additional bedroom. The bespoke kitchen is a true highlight, beautifully crafted with built-in appliances, granite work surfaces, and a limestone floor, complemented by ample utility cupboards for convenience. The ground floor hosts two generously sized double bedrooms, one of which benefits from an en-suite shower room. Ascending to the first floor, you will find a third bedroom with fitted wardrobes, alongside a well-appointed bathroom. Externally, the property is approached via a quaint lane from Coastguard Lane, leading to a stone garage with a pitched roof. The established, wall-enclosed gardens are a true delight, featuring level lawns and vibrant flower beds, providing a serene outdoor space to enjoy. This exceptional home combines historical charm with modern living, making it an ideal choice for families or those seeking a tranquil retreat by the coast.

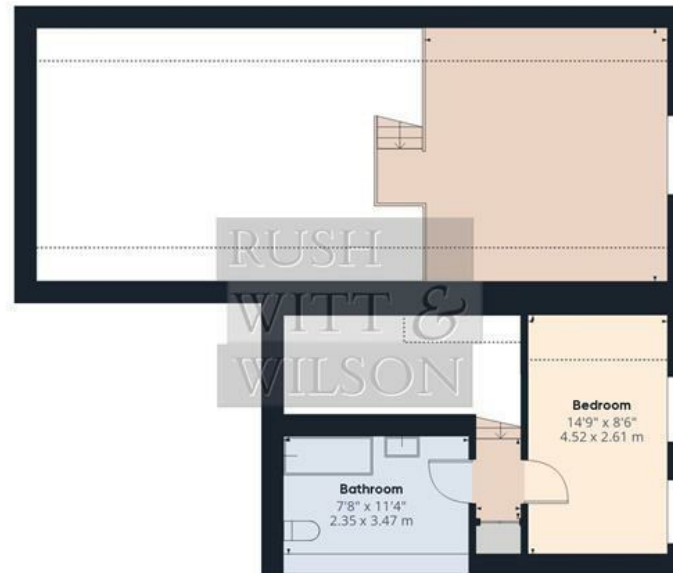








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1759.14 ft²

163.43 m²

Reduced headroom

85.85 ft²

7.98 m²

(1) Excluding balconies and terraces

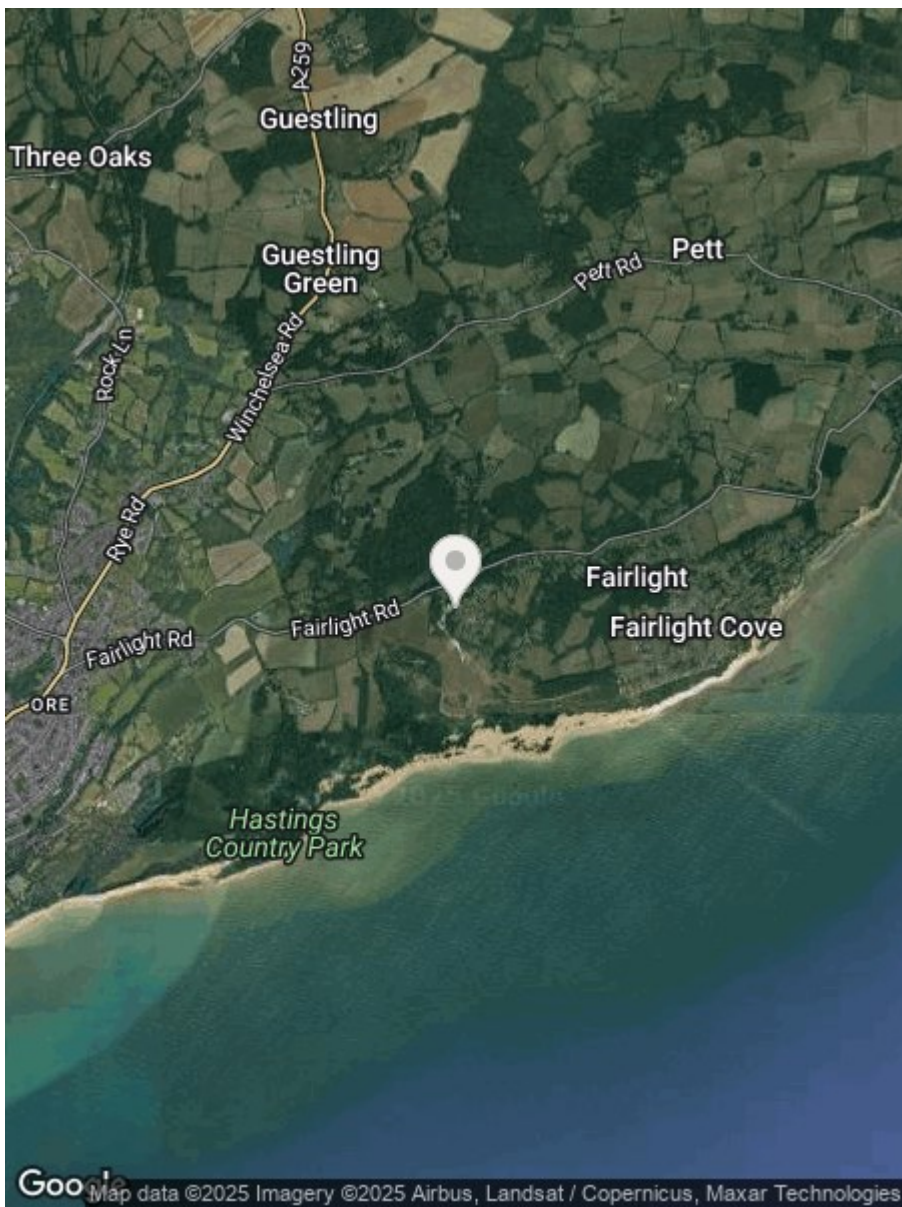
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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