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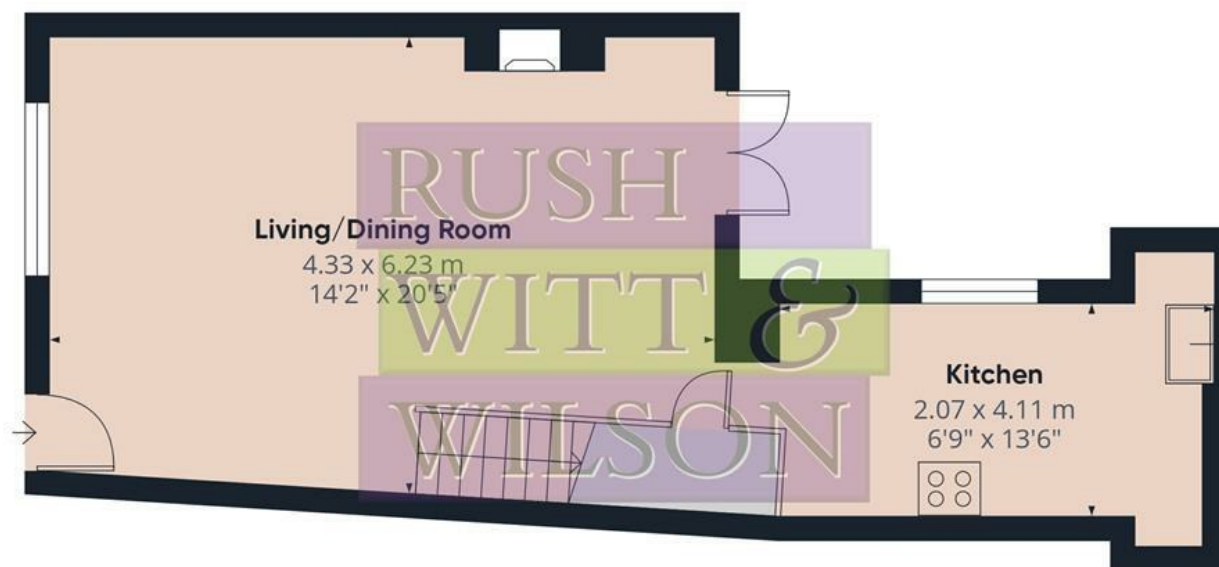
**Egerton Cottage, 7 Sinnock Passage, Hastings, East Sussex TN34 3HQ
Offers In Excess Of £475,000 Freehold**

Nestled in the charming Sinnock Passage, this beautifully presented two-bedroom cottage offers a delightful retreat in the heart of Hastings Old Town. Accessed via a quaint passageway, the property is perfectly positioned away from the lively High Street, providing a serene atmosphere complemented by a private rear courtyard, ideal for unwinding after a long day. Dating back to circa 1792, this attached house has been meticulously refurbished to an exceptional standard, showcasing high-quality fixtures and fittings, some of which have been sourced from the same esteemed company that served our late queen. The interior radiates style and comfort, featuring underfloor heating on the ground floor and a stunning electric stove that adds a touch of warmth to the living space. The cottage is thoughtfully furnished with a curated selection of pieces that enhance its character and charm. Both double bedrooms are tastefully decorated, offering a peaceful sanctuary for rest. The bathroom is a true highlight, adorned with handmade tiles above the sink, a luxurious roll-top bath, and a separate shower cubicle that faces an exposed brick wall, creating a unique and inviting atmosphere. From the side window, you can enjoy picturesque views over the Old Town, including the iconic funicular railway. Conveniently located, a short stroll will lead you to Hastings town, where you can easily access the mainline railway station. While there is no parking available at the property, local car parks and permit spaces are just a short walk away, ensuring that you have everything you need within reach. This cottage is a rare gem, perfect for those seeking a blend of historical charm and modern comfort in a vibrant coastal town.









Floor 0



Floor 1

Approximate total area⁽¹⁾

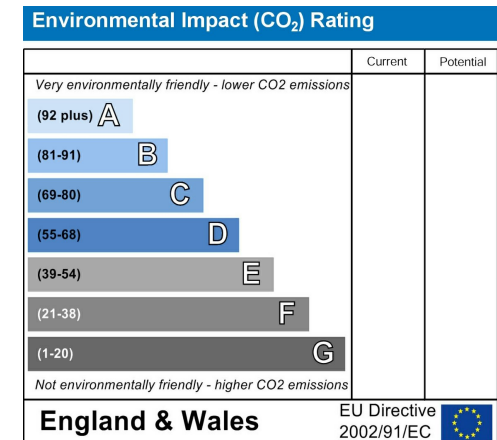
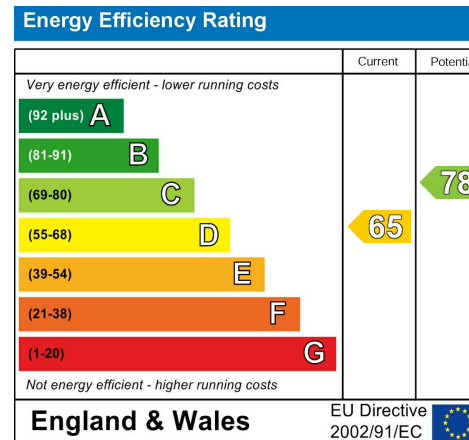
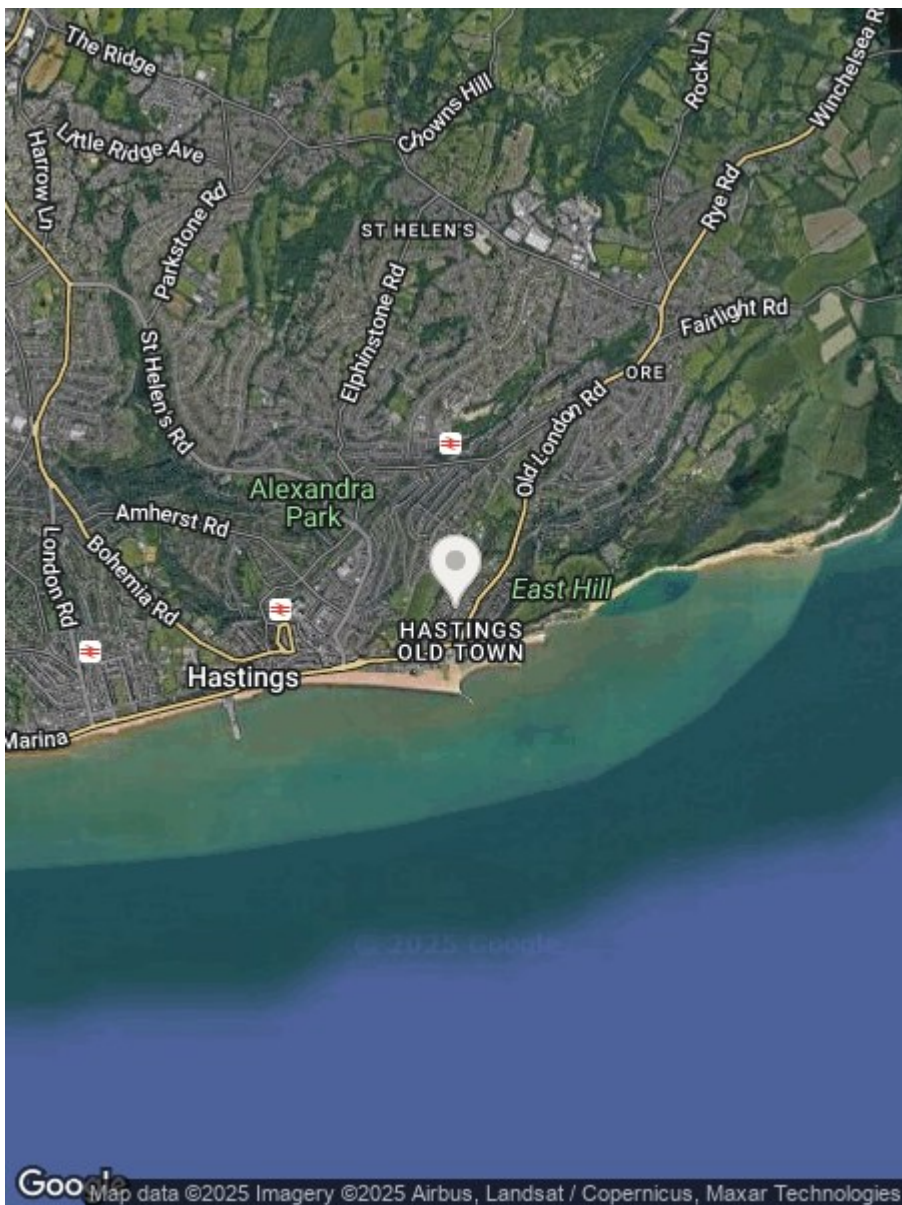
68.3 m²

736 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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