

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 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.

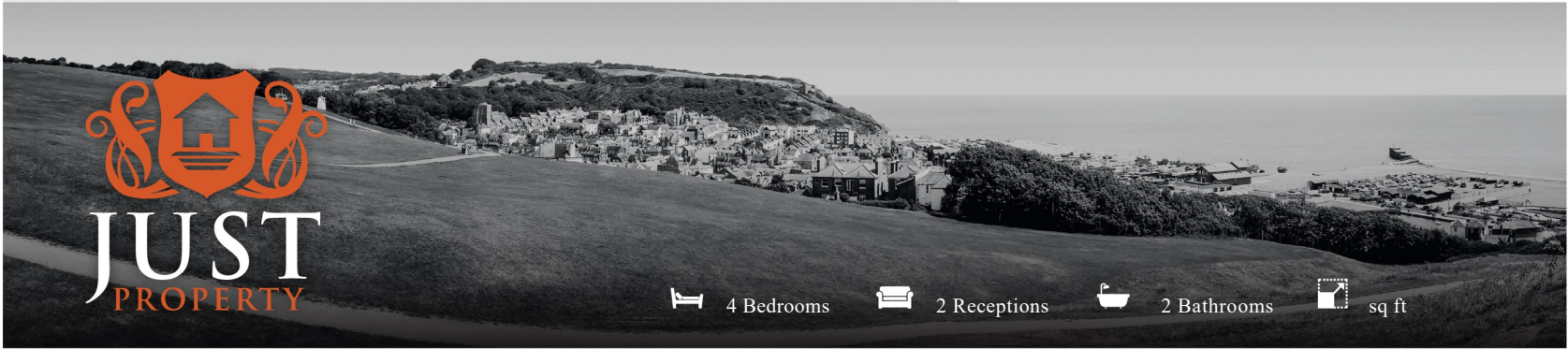
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Sinnock Cottage Sinnock Square, Old Town,, Hastings, TN34 3HQ

FLOORPLANS

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4 Bedrooms 2 Receptions 2 Bathrooms sq ft

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Freehold

£375,000





Freehold

£375,000



PROPERTY DETAILS

CHAIN FREE

Situated in the heart of the charming Hastings Old Town, Sinnock Cottage is a Grade II listed four-bedroom period home brimming with character and historic appeal. Situated in the tucked-away and peaceful Sinnock Square, this unique cottage offers the rare combination of tranquillity and proximity — just a short stroll from the seafront, independent shops, cafés & restaurants.

Accessed via a private front courtyard, the property immediately welcomes you with a sense of privacy and charm, offering an inviting outdoor space perfect for morning coffee or evening relaxation.

Inside, the ground floor provides an exceptionally versatile layout, featuring a conservatory filled with natural light, a cosy lounge, and a dining room perfect for entertaining. There's a well-appointed kitchen, a wet room, a family bathroom, and a flexible bedroom/study, ideal for guests or those working from home.

On the first floor, you'll find two generous bedrooms, one of which benefits from an ensuite WC, adding convenience and privacy. The second floor hosts an additional loft room/ occasional bedroom.

Rich in period features and original charm, the property offers characterful details throughout — including exposed beams & traditional sash windows. The property does require some updating and redecoration.

Whether you're looking for a full-time residence, weekend retreat, or a unique investment in a prime Old Town location, Sinnock Cottage presents a rare opportunity. It's ideally located for enjoying the best of coastal living, with beaches, galleries, antique shops, and countryside walks all on your doorstep. To arrange access please contact sole agents, Just Property.

Agents Note - this property consists of three titles.

ROOM DIMENSIONS

Entrance To Private Courtyard	Storage
Front Door	Stairs To First Floor
Conservatory 12'5" x 11'6" (3.80m x 3.52)	Bedroom 14'5" x 10'2" (4.41m x 3.11m)
Wet Room	En-suite WC
Bedroom/Study 11'3" x 7'1" (3.43m x 2.17m)	Bedroom 14'6" x 7'8" (4.44m x 2.35m)
Lounge 19'2" x 11'5" (5.85m x 3.48m)	Stairs To Second Floor
Kitchen 12'4" x 8'0" (3.76m x 2.44m)	Loft Room/ Bedroom 21'1" x 7'10" (6.44m x 2.41m)
Dining Room 13'11" x 9'10" (4.25m x 3.00m)	Garage
Bathroom	
Lean-to	

FEATURES

- CHAIN FREE
- Grade II Listed Cottage
- Four Double Bedrooms
- Private Front Courtyard
- Accommodation Spanning Three Floors
- Excellent Old Town Location
- Nearby Seafront & Surrounding Amenities
- Garage Included
- Requires Some Updating
- Council Tax Band - C



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.