



The Granary, 784a, Hastings

£350,000 Freehold

A characterful and versatile home offering generous parking, two substantial garages and a detached outbuilding, all complemented by exposed beams, flexible living space and a private rear garden—ideal for modern living with a period feel.



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Approaching the property, you're immediately greeted by generous parking, with a tarmac driveway directly outside the house and a further gravelled driveway providing additional parking, together offering space for up to three cars, bordered neatly by a post and rail fence. Beneath the house sit two substantial garages facing the road, both with power—ideal for storage, a workshop, or additional parking.

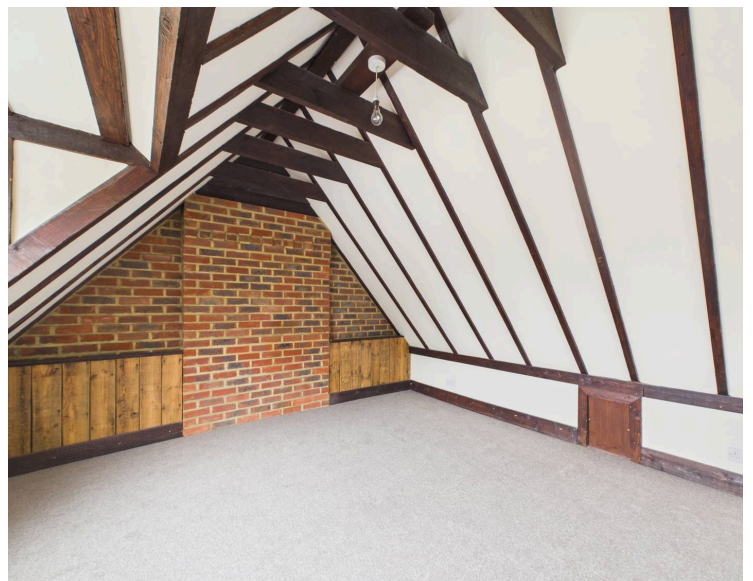
Entering the home, you arrive into a spacious hallway full of character, with exposed beams to the walls and ceiling and a grey wood-effect laminate floor running underfoot. To the right, a wooden door opens into a useful storage room, while to the left a cloakroom cupboard houses the gas combi boiler.

Moving through to the rear of the property, the kitchen overlooks the garden and continues the same grey wood-effect flooring, creating a cohesive feel. It's a well-proportioned space with room for a dining table. Fitted with white base units, a black laminate worktop, and a white ceramic sink, there's also space for a washing machine, tumble dryer, and fridge freezer. A built-in electric oven and hob sit within a charming brick fireplace-style surround, complete with an oak beam above—adding a real focal point. Feature beams continue throughout, and a partly glazed wooden door leads out to the garden.

Back in the hallway, the staircase rises from this central space, with additional storage tucked neatly underneath. Continuing along the hall, you'll find a small double bedroom overlooking the driveway, complete with a built-in storage cupboard and soft cream carpeting. Next is the bathroom and separate WC. The bathroom features cream wood-effect flooring, a white roll-top bath with chrome fittings, a chrome towel rail, and a pedestal sink, all complemented by partial cream tiling and exposed beams. The WC sits adjacent, fitted with a white toilet and a small basin with chrome taps, again with beams adding character. At the end of the hallway is the large living room, positioned at the front of the property. This inviting space is carpeted and filled with charm thanks to the exposed beams running through the walls and ceiling.

Upstairs, a carpeted staircase with wooden balustrades leads to an expansive landing area—versatile enough to be used as a home office or additional living space. There are storage cupboards in two corners, and the character beams continue throughout. To the right at the front is a generous double bedroom with dual aspect windows allowing plenty of natural light, along with a built-in storage cupboard. Adjacent is a shower room, finished with white tiled flooring and a walk-in shower, alongside a WC and basin set within a tiled surround and a wooden storage unit beneath. Beams again feature throughout. To the left of the landing is another spacious bedroom, with a striking exposed brick wall, beams across the remaining walls and ceiling, and a double-glazed window, all finished with carpet flooring.

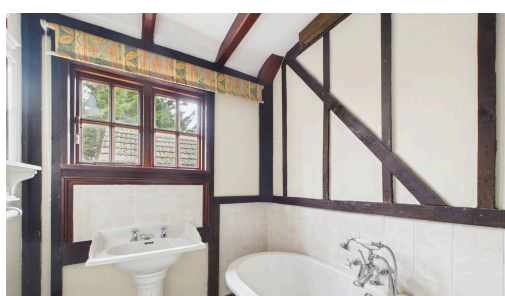
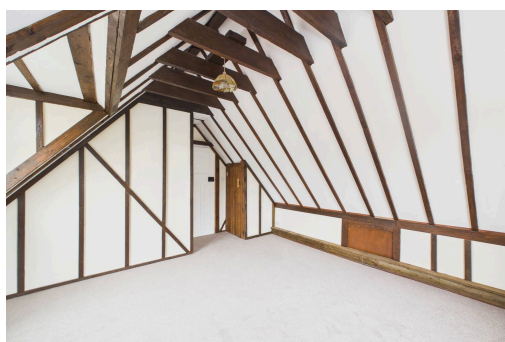
Outside, the rear garden offers a variety of spaces to enjoy. A sandstone patio sits just outside the back door, leading to a brick pathway and a second patio area. There's a brick and timber outbuilding with a tiled roof—ideal as a home office, gym, or bar—complete with power, lighting, wood-effect flooring, and partially panelled walls. Further along, you'll find a wooden shed, lawn area, and a barked section, all enclosed by mature trees on one side and an attractive feature brick wall on the other.



- Three-bedroom character home
- Exposed beams throughout
- Spacious kitchen/dining room
- Large front-facing living room
- Bathroom with roll-top bath plus separate WC
- Additional upstairs shower room
- Versatile landing ideal for home office
- Generous rear garden with outbuilding
- Two large garages with power
- Driveway and additional gravel parking for multiple vehicles



Conveniently positioned in Hastings, the property is close to a range of local amenities, including shops, supermarkets, and schools. Hastings town centre and seafront are within easy reach, offering a variety of cafés, restaurants, and leisure facilities. The area benefits from good transport links, including access to the A21 and nearby railway stations with routes to London and surrounding areas, making it suitable for commuters and families alike.

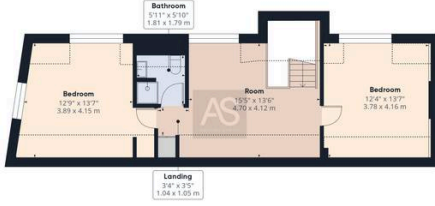




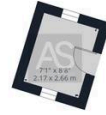
Floor -1 Building 1



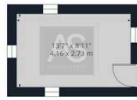
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

2205 ft²

204.8 m²

Reduced headroom

157 ft²

14.6 m²

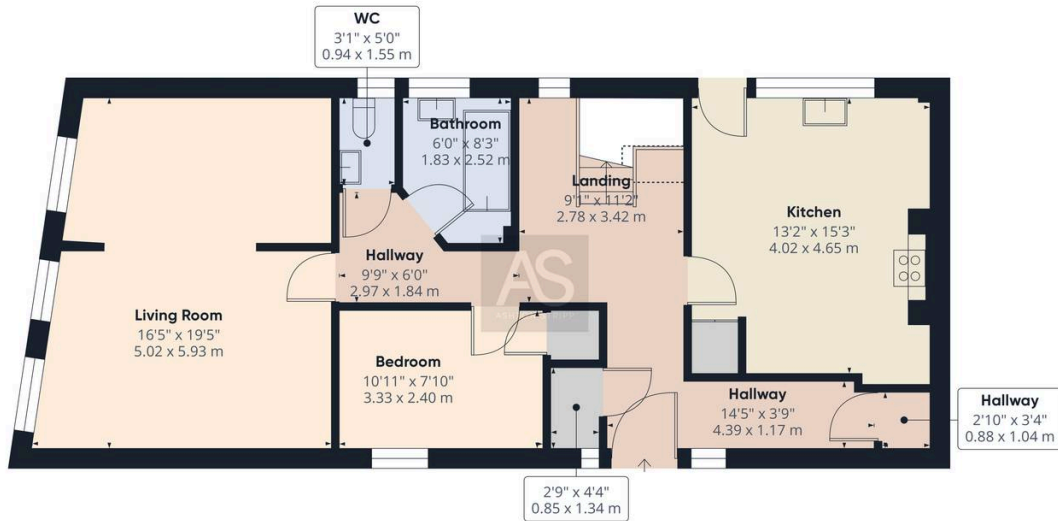
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/1.5 m

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

GIRAFFE 360



Floor 0 Building 1



Approximate total area⁽¹⁾

885 ft²

82.1 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/1.5 m

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

GIRAFFE 360