



HIGH STREET HASTINGS

£775,000
Freehold

HELLO@CROFTAGENCY.CO.UK
+44 (0)1424 587087

CROFT



HIGH STREET, HASTINGS

£775,000 Freehold

Occupying a prominent position on the High Street, this Grade-II-listed townhouse dates from 1839, retaining the balanced proportions and restraint associated with late Georgian architecture. Arranged across four storeys, the interiors are defined by broad canted bay windows, generous ceiling heights and wide timber floorboards. Recent restoration has reworked the space, with a confident use of colour and bespoke joinery, while preserving a wealth of period detail.

Inside

Entry is via a timber door opening into a vestibule, where a multi-paned glazed door gives way to the hallway beyond. Painted timber boards run underfoot, paired with cast-iron radiators and walls finished in warm pink and crisp white. The staircase rises through the left of the plan, a continuous run of original joinery. A bipartite reception extends from the dining room, through the kitchen and scullery beyond. Light is drawn through the depth of the plan from the west-facing bay frontage and east facing courtyard.



CROFT

Dark-painted boards provide continuity throughout. Positioned to the rear, the kitchen is anchored by veneer timber cabinetry fitted with brass hardware and topped in Verde Bamboo granite. A freestanding Butler's sink sits beneath a timber casement window overlooking the courtyard, with open shelving and cast-iron radiators adding to the utilitarian character of the space. The scullery sits alongside, pea green walls sit aptly with familiar cabinetry, butler sink and oak shelving. At the side, access to the courtyard garden. The cellar lies below the kitchen, providing plentiful storage. At the front of the plan, the dining room occupies the bay-fronted elevation, with generous proportions and original sash windows. A carrara marble fireplace fitted with a wood-burning stove anchors the room, while period mouldings are picked out in crisp white against the grey-green walls. Stairs rise to the floor above, where a large reception occupies the full width of the house. Soft blue walls, paired with a marble fireplace and wood burner create a more enclosed space, while the broad bay window frames elevated views along the High Street. A further bedroom, sits to the rear, currently set as a study lined with bespoke shelving and views over the East Hill and beyond. The family bathroom is positioned beyond, fitted with a walk-in shower and glazed neutral tiling, A separate cloakroom completes the floor. The principal suite occupies the second floor, where a bedroom, dressing room and en-suite bathroom link comfortably within the space.



CROFT

A bay window anchors the room, taking in views over the rooftops of the High Street, while a wood-burning stove is set within the original hearth. The dressing room and bathroom sit alongside, set with a freestanding bath and traditional fittings.

Two further double bedrooms, one arranged as a studio, occupy the uppermost floor. Original fireplaces remain in both, while painted floorboards and column radiators continue the material palette established throughout. The front room looks towards the West Hill, while the rear enjoys views across the East Hill and out to sea.

Outside

The walled courtyard garden is positioned to the rear of the house and has an easterly aspect. Enclosed by brick walls, the space is laid with hardwood timber decking leading from the scullery. Two original outbuildings remain in place, fitted with timber shelving and ancillary oven providing a useful space.

Area

Perfectly situated to enjoy the diverse local architecture, numerous notable restaurants and independent traders, with popular George Street and The High Street moments away. The beach is a short stroll with Rock a Nore, the East Hill and Hastings Contemporary all in close proximity. Both Hastings and Ore train stations are a fifteen minute walk, allowing direct access to London in an hour and twenty minutes.





HELLO@CROFTAGENCY.CO.UK
+44 (0)1424 587087
CROFTAGENCY.CO.UK

CROFT AGENCY LTD.
THE OBSERVER BUILDING, HASTINGS TN34 1DT
Company No. 15471364 (Registered in England and Wales)