



Tackleway, Hastings TN34 3DA

Offers in excess of £750,000



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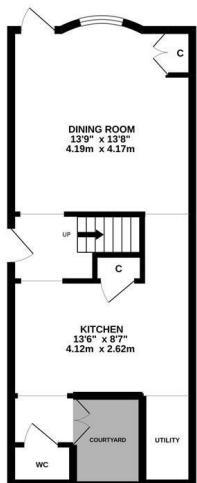
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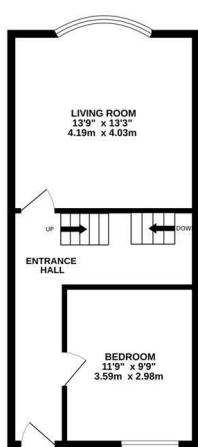
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An authentic Grade II listed four storey Georgian Townhouse, nestled at the foot of the East Hill and just moments from the bustle of Hastings Old Town and beach. The accommodation here has SYMPATHETICALLY RESTORED with LOCALLY SOURCED MATERIALS, handmade tiles and cast iron radiators which pay homage to the original features which remain intact. Exposed wooden floorboards flow throughout the well designed space and the walls have been plastered with textured, lime plaster. The front of the house bathes in the morning sun and features an OUTLOOK OF THE RUGGED EAST HILL with sea glimpses while the rear of the property is perfectly positioned to enjoy 'golden hour', showcasing FAR REACHING VIEWS. You enter on the ground floor where there is a double bedroom with original fitted cupboards and shutters, the living room can be found across the hallway, fitted with a wood-burning stove and a LARGE BAY WINDOW which frames SPECTACULAR VIEWS across the rooftops of the Old Town, towards the West Hill. The lower floor houses a BESPOKE KITCHEN with a USEFUL UTILITY ROOM and downstairs cloakroom, there is a

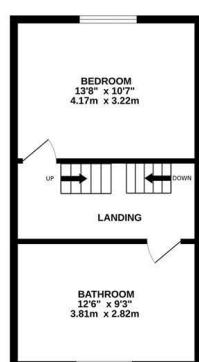
BASMENT
427 sq.ft. (39.7 sq.m.) approx.



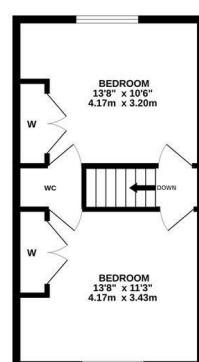
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.

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 error, omission or mis-statement. This plan is for sales 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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