

SINNOCK SQUARE
HASTINGS

£375,000 (OIEO)

Freehold

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Believed to date from at least 1773, this Grade II-listed cottage occupies a prominent position within Sinnock Square, a tightly knit cluster of Elizabethan and Georgian buildings tucked into Hastings Old Town. Arranged across three storeys, the house retains a remarkable collection of period features, a secluded walled garden rises alongside the cottage, while views across the rooftops of the Old Town towards the East Hill unfold from the upper floors.

Inside

A French blue timber door opens directly into the principal reception room, a wonderful space defined by its age and scale. Dark-stained beams run overhead, while a soft taupe wool carpet softens the texture of the historic fabric underfoot, continuing throughout. An imposing inglenook fireplace with brick hearth and bressummer beam is anchored by a wood-burning stove, while painted stone walls reflect light through the space. Glazed timber doors open directly onto the garden beyond, drawing morning sun into the room, creating a close connection to the outside spaces.

A turned staircase rises to the first floor, where the kitchen occupies one side of the plan, enjoying the easterly light. Cream-painted cabinetry is paired with tiled tops and brass furniture, while cork flooring runs throughout.



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A deep window seat sits beneath leaded glazing overlooking the square below, while a breakfast bar, larder cupboard and panelled walls add to the rooms informal character. Adjacent sits the dining room, an unexpectedly expansive volume beneath further exposed beams. A second inglenook fireplace with exposed brickwork forms the focal point, while views extend across the rooftops of the Old Town towards the East Hill. Built-in cabinetry is tucked to the side providing plentiful storage, whilst painted white walls maintain a restrained backdrop to the historic detailing. The family bathroom occupies a generous half landing to the rear of the plan. Familiar cork flooring continues underfoot, while timber panelling surrounds a large bath finished in a moss-green tone. Reeded glazing, period-appropriate fittings and crisp stone-toned walls sit comfortably together.

Stairs continue to the uppermost floor where the principal bedroom sits beneath the roofline. Soft blue tones wash across the walls and ceilings, while a substantial cast-iron radiator provides contrast against the otherwise muted palette. From here, elevated views stretch across a patchwork of chimney pots, and weatherboarded buildings towards the East Hill beyond. The second bedroom sits across the plan, bordered by a large landing. Painted in a warm taupe palette, the room retains a quiet and restful character, with ceilings dropping gently into the eaves and views extending across the surrounding rooftops. An ancillary staircase lowers directly to the kitchen, creating a subtle separation between the sleeping accommodation.









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Outside
Entirely enclosed by brick walls, the garden feels remarkably secluded given its position within the centre of the Old Town. Arranged across two levels, a paved terrace adjoins the house before brick steps rise to an elevated seating area positioned to capture sunlight from morning through to late afternoon. Established rose bushes soften the boundaries and a mature avocado tree provides structure amongst the planting. A useful external store completes the space.

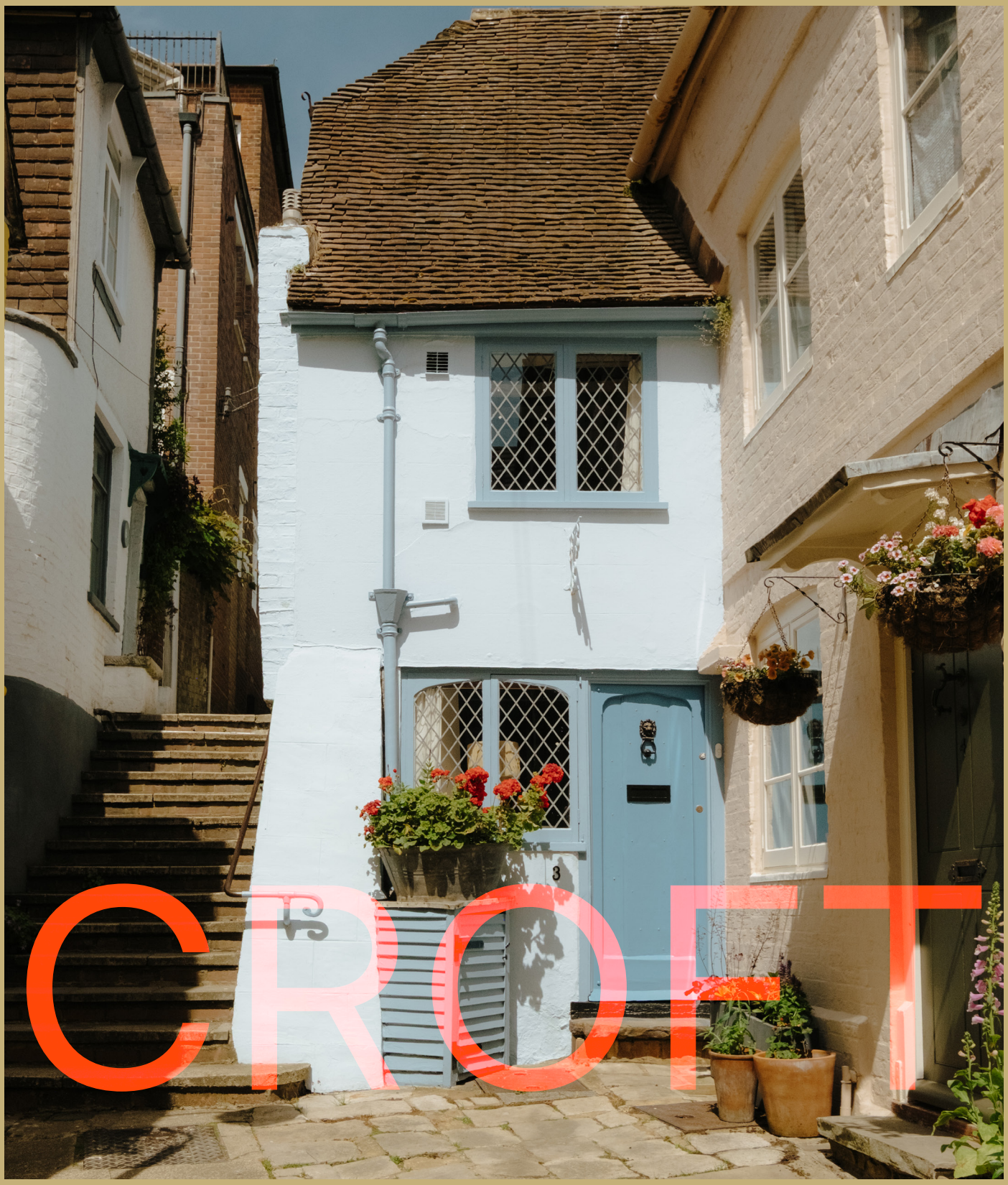
Area
Sinnock Square sits quietly within the centre of Hastings Old Town, moments from the High Street, fishing beach and seafront. Hidden amongst a network of historic twittens and narrow passageways, the square forms one of the most distinctive pockets of the Old Town, characterised by its collection of tightly arranged period cottages and centuries-old buildings. Independent shops, galleries, cafés and restaurants are all within walking distance, while the East Hill, Country Park and Hastings Contemporary provide access to both landscape and culture. Hastings railway station is approximately a 20-minute walk away, offering mainline services into central London.







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