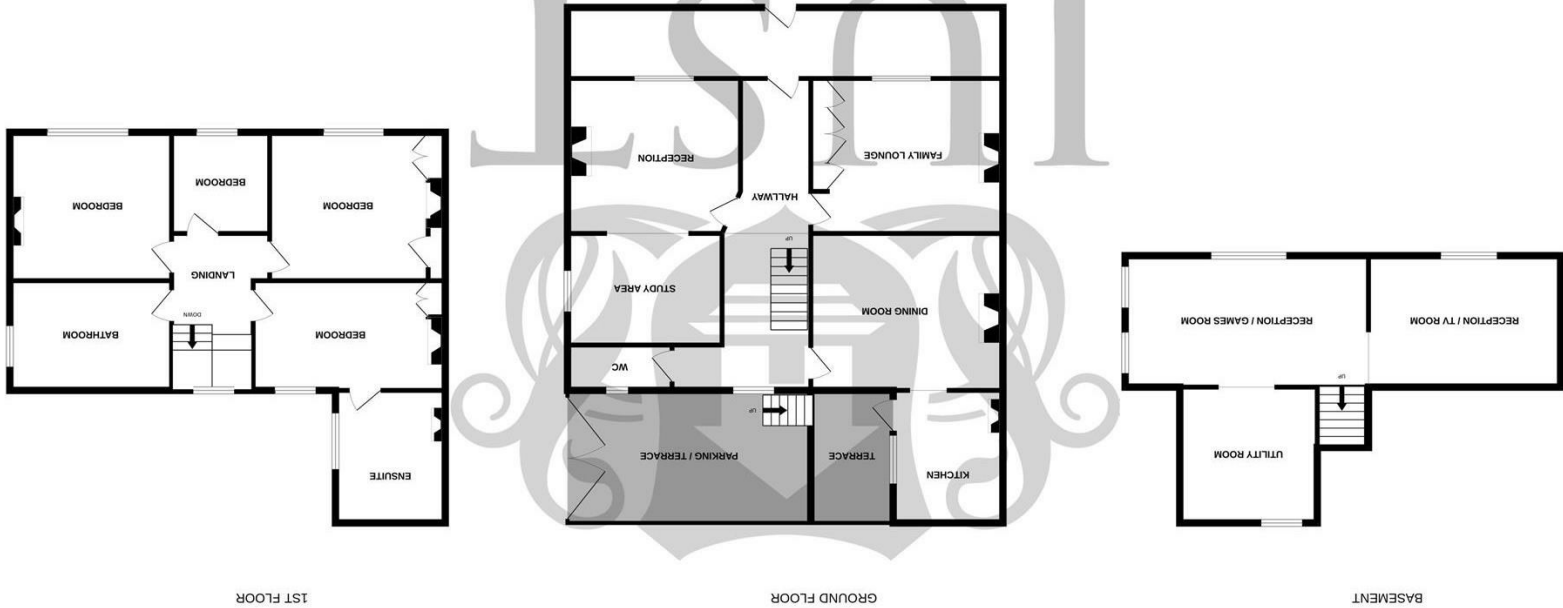
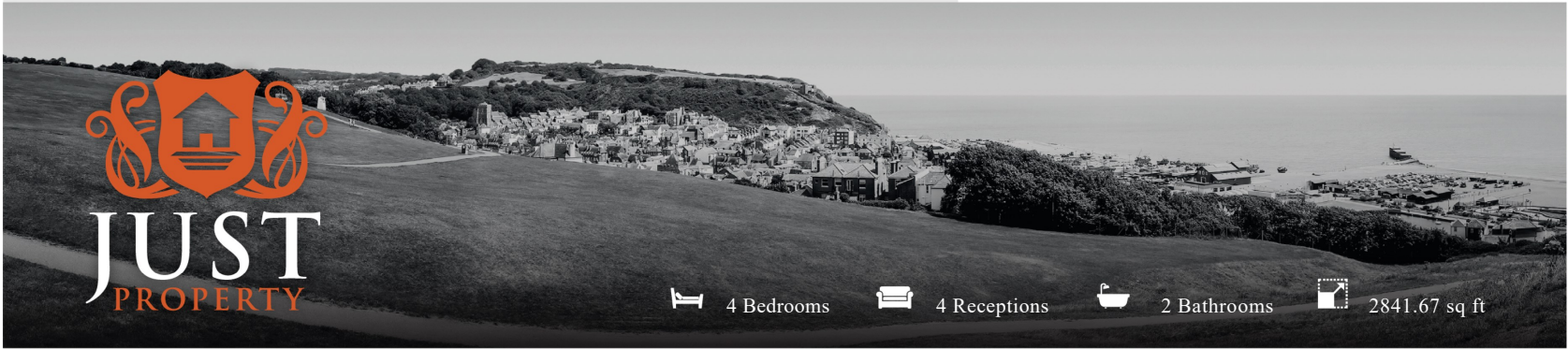




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	59	77
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



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4 Bedrooms 4 Receptions 2 Bathrooms 2841.67 sq ft

West Hill Cottage, Exmouth Place, Old Town, Hastings, TN34 3JA

Freehold

£949,650





Freehold

£949,950



4 Bedrooms



4 Receptions



2 Bathrooms



2841.67 sq ft

PROPERTY DETAILS

Steeped in history, this stunning double-fronted Georgian home occupies a prominent position at the foot of West Hill in the heart of Hastings Old Town. Beautifully preserved, it combines timeless proportions, original architectural details, and a wealth of period charm with modern comfort.

Approached via a private walled courtyard, a striking red front door beneath an ornate fanlight opens into a light-filled hallway with original timber floors. To the front, the principal reception room features a marble fireplace and bespoke cabinetry, with an adjacent reception and study overlooking Swan Terrace. A walk-through boot room leads to a cloakroom, while the rear dining room, with wood-burning stove, flows into a deVOL-fitted kitchen with oak worktops, exposed brickwork, and doors opening onto a raised terrace and spacious courtyard.

Upstairs, three generous double bedrooms feature original fireplaces, built-in cabinetry, and Georgian shutters, while a fourth bedroom offers layered views across the rooftops to the sea. The principal bedroom has a large en-suite with spa bath and period fittings, complemented by a family bathroom with roll-top claw-foot bath and walk-in rainfall shower. There is under floor heating to both bathrooms and the kitchen too.

The lower ground floor provides versatile living space, currently arranged as a TV and games room, with light wells and timber casements, plus a large utility area overlooking the courtyard.

Outside, walled courtyards offer seclusion, with the rear courtyard accessible from the kitchen via large timber doors. The home is perfectly placed for the shops, galleries, and restaurants of Old Town, the beach, and West Hill, with Hastings and Ore stations providing direct links to London.

A rare opportunity to own a piece of Hastings' heritage, combining Georgian elegance with contemporary living in a truly exceptional location.

ROOM DIMENSIONS

Front Terrace

Front Door

Entrance Hallway

Family Lounge
16'5" x 11'6" (5.01 x 3.52)

Reception Room
14'1" x 11'5" (4.3 x 3.5)

Study Area
11'5" x 7'6" (3.5 x 2.3)

WC

Dining Room
16'4" x 11'5" (5 x 3.5)

Kitchen
11'11" x 9'10" (3.64 x 3.01)

Upstairs To Landing

Family Bathroom

Bedroom

11'9" x 11'5" (3.6 x 3.5)

Bedroom

8'2" x 8'6" (2.5 x 2.6)

Bedroom

14'1" x 10'10" (4.31 x 3.31)

Principle Bedroom

14'9" x 10'10" (4.52 x 3.32)

En Suite Bathroom

Stairs Down To

Reception/TV Room
16'4" x 11'6" (5 x 3.52)

Reception / Games Room
17'8" x 11'8" (5.4 x 3.56)

Rear Terrace

Off Road Parking

FEATURES

- Detached Period Property
- Heart of Hastings Old Town
- Four Bedrooms
- Two Bathrooms
- Off Road Parking
- Stunning Family Home
- Rear Courtyard Terrace
- Moments From Beach and Old Town Shops
- Many Original Features Retained

