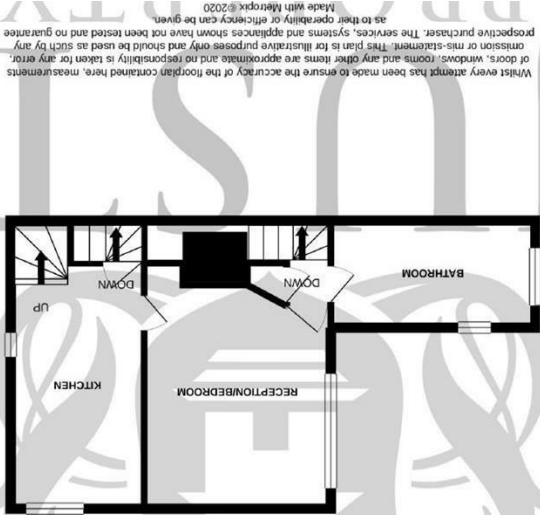




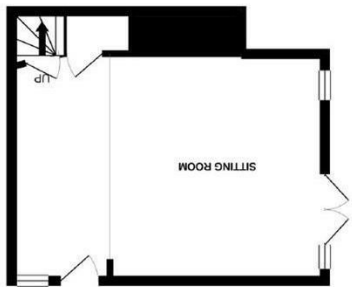
Energy Efficiency Rating	
Current	
Potential	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



2ND FLOOR



1ST FLOOR



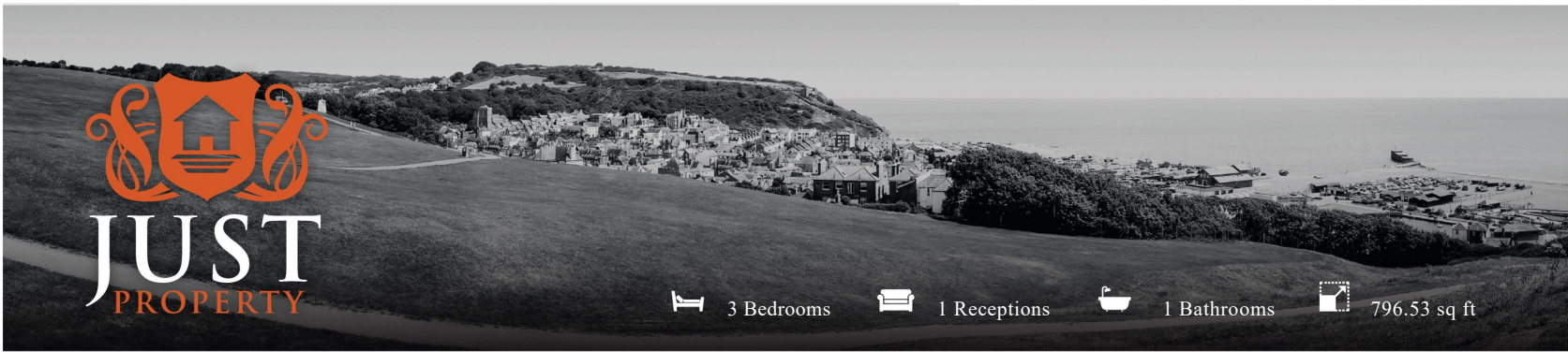
GROUND FLOOR



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FLOORPLANS

3 Sinnock Square, Old Town, Hastings, TN34 3HQ



3 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

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Freehold

£440,000





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3 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

PROPERTY DETAILS

Just Property are delighted to present this charming 17th-century home, full of Old Town character and tucked away on one of the most sought-after Twittens just off the High Street. The property has been lovingly presented by the current owner to a very high standard.

Perfectly positioned in the heart of Hastings Old Town, the property is only moments from a wide range of independent shops, cafés, and restaurants, while the seafront, local bus routes and the beautiful East Hill Country Park are all within easy reach. The Old Town itself continues to thrive, with traditional seaside appeal and a host of popular events throughout the year.

Arranged over three floors, this unique property offers versatile accommodation, including the option of three bedrooms. The standout 19'2 x 14'4 sitting room on the ground floor features a striking fireplace with wood burner, creating a welcoming heart to the home. Two staircases lead to the upper floors, which benefit from wonderful rooftop views across the Old Town towards East Hill Country Park.

Outside, the property enjoys a private, split-level courtyard garden to the side, along with a useful utility cupboard currently housing the washing machine. The elevated garden space offers attractive views over the Old Town.

The property is being offered chain free, making it an ideal opportunity for those seeking a unique character home in one of Hastings' most desirable locations.

Viewing is highly recommended via the sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Sitting Room
19'1" x 14'4" (5.84 x 4.37)

Access To Outside Space

Stairs To First Floor

Kitchen / Dining Room
13'10" x 8'2" (4.24 x 2.49)

Bedroom / Reception Room
14'0" x 10'7" (4.27 x 3.25)

Bathroom
14'0" x 11'3" (4.27 x 3.45)

Stairs To Second floor

Bedroom
14'7" x 10'7" (4.47 x 3.23)

Bedroom
10'0" x 8'9" (3.05 x 2.69)

Outside Space



FEATURES

- Grade II Listed Three Storey House
- Heart Of Hastings Old Town
- Three Bedrooms
- Iconic Position
- Terraced Garden
- CHAIN FREE
- Beautifully Presented Period Home
- Rooftop Views



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.