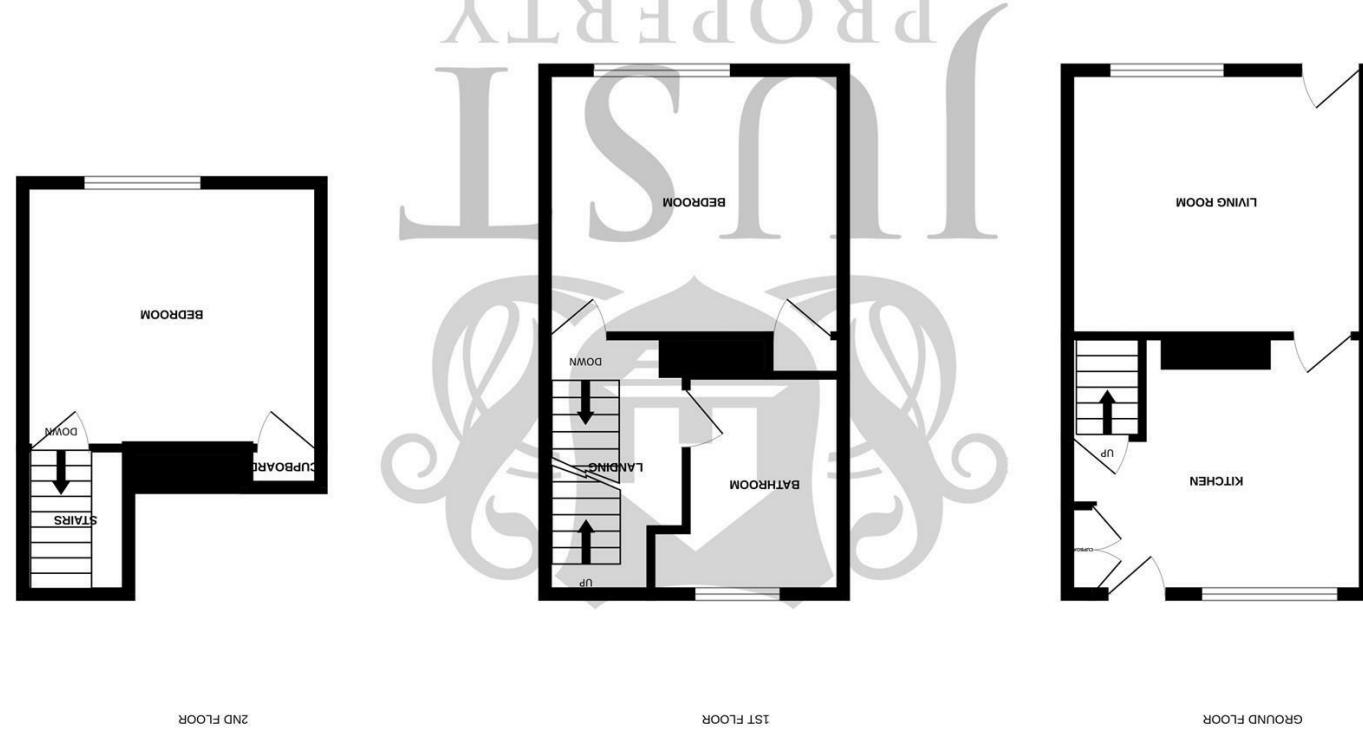


Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements  
of doors, windows, rooms and any other items are approximate and should be used as such. By law,  
measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error.  
Plans are prepared in good faith to the best of our knowledge, skill and belief. They are intended as a guide only and should not be relied on in any way.  
As to the availability of electricity, gas and water, we have been informed that they are available, but we have not tested them and we are not guaranteed  
that they are available. We have not tested any of the services or equipment. The seller must be responsible for any necessary arrangements  
with the relevant utility companies.



9 All Saints Street, Old Town, Hastings, TN34 3BP  
FLOORPLANS



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JUST  
PROPERTY

2 Bedrooms 1 Receptions 1 Bathrooms sq ft

Freehold

£339,950

9 All Saints Street, Old Town, Hastings, TN34 3BP





£339,950



2 Bedrooms

1 Receptions

1 Bathrooms

sq ft

## PROPERTY DETAILS

Nestled in the heart of the historic All Saints Street, this charming two-bedroom, Grade II listed end-of-terrace cottage is a rare gem that effortlessly blends timeless character with modern living. With its rich history and beautifully preserved period features, this home offers an inviting retreat in one of the most desirable locations.

Upon entering, you're welcomed into a cosy living room, where the warmth of a wood-burning stove creates a perfect focal point. Original period features add undeniable charm, making this space both comfortable and full of character. Just beyond is the cottage-style kitchen, thoughtfully designed with a traditional butler sink and ample space for freestanding appliances like a washing machine and fridge freezer. The kitchen exudes rustic charm, providing a delightful space for cooking and gathering.

A staircase from the kitchen leads to the first-floor landing, where you'll find the main bedroom. This spacious room comfortably accommodates a double bed and freestanding furniture, and includes a built-in cupboard for extra storage. The modern bathroom on this floor is well-appointed with a wash hand basin, W/C, and a bath with an overhead shower.

Ascending to the top floor, you'll discover the second bedroom—a generous double room with a built-in cupboard. This versatile space is ideal for guests, a home office, or additional family accommodation, enhanced by views that add to the charm of this historic setting. There is also additional storage at the top of the stairs.

Outside, the property features a quaint courtyard front terrace, perfect for enjoying a morning coffee while taking in the character of All Saints Street. The rear garden offers a private oasis with space for a shed, as well as a table and chairs, creating an ideal spot for outdoor dining. Additionally, the rear garden is conveniently accessible via a side entrance from Ebenezer Road, enhancing the property's accessibility and appeal.



## ROOM DIMENSIONS

Front Door

Living Room

10'6" x 9'4" (3.22m x 2.86m)

Kitchen

10'9" x 9'1" (3.30m x 2.79m)

Stairs Leading To

First Floor Landing

Bedroom

9'8" x 10'8" (2.97m x 3.27m)

Bathroom

5'11" x 7'11" (1.81m x 2.42m)

Bedroom

10'7" x 8'9" (3.24m x 2.69m)

Garden

## FEATURES

- Grade II Listed End Terrace House
- Two Bedrooms
- Front And Rear Garden
- Wood Burning Stove
- Period Features
- Chain Free
- Sought After Location
- Modern Bathroom
- Cottage Style Kitchen
- Beautifully Presented Throughout

