



## 32 Barley Lane, Hastings

£210,000 Freehold

Just a short walk from the heart of Hastings Old Town, this characterful two-bedroom terraced home blends period charm with everyday convenience, featuring brick fireplaces, stable doors and a private rear courtyard – all offered chain-free.



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Tucked away towards the lower end of Barley Lane, this two-bedroom terraced home enjoys a quiet position while remaining just a short walk from the heart of Hastings Old Town. From here, the seafront is easily reached for morning walks, while the independent cafés, antique shops, galleries and restaurants of George Street are close at hand, making this an ideal base for those who enjoy the character and lifestyle of the Old Town.

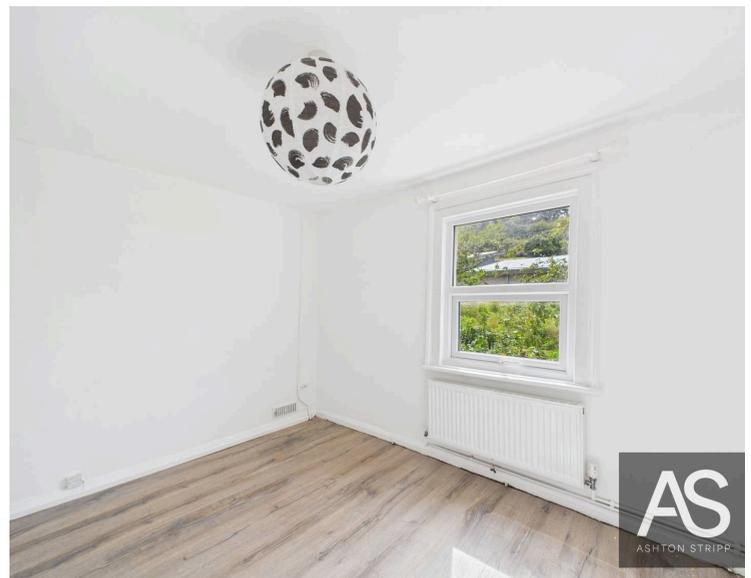
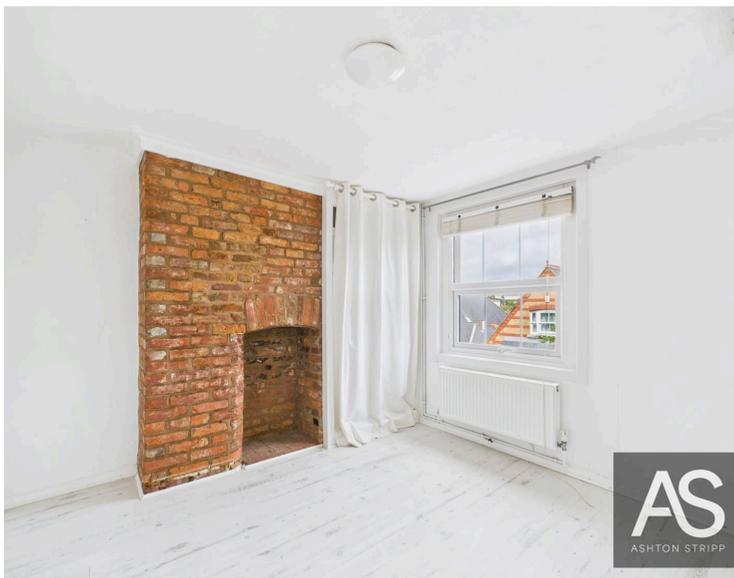
Behind its recently redecorated frontage and charming stable-style front door, the property offers a surprisingly private and low-maintenance home, with characterful details throughout and a sense of calm that belies its central location.

The ground floor accommodation begins with a compact living room, thoughtfully arranged to maximise the available space. An exposed brick fireplace provides an attractive focal point and adds warmth and character, while the laminate flooring keeps the room practical and easy to maintain. This space works well for a small sofa, occasional furniture and a cosy reading or relaxation area.

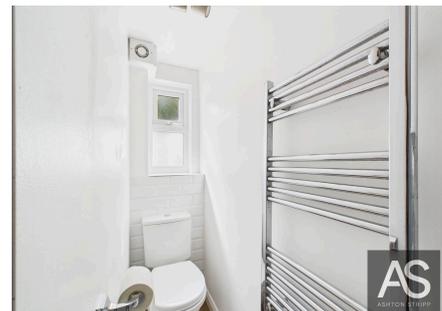
To the rear of the property, the kitchen offers a straightforward and functional layout. There is space for freestanding appliances and sufficient worktop area for everyday use, making it a practical setting for cooking and food preparation. A stable door opens directly onto the rear courtyard, creating a natural connection between indoor and outdoor space and allowing for fresh air and light. The courtyard itself provides a private outdoor retreat, ideal for enjoying a morning coffee, dining outside in warmer months, or growing potted plants and herbs.

Also on the ground floor is a WC with shower and window, adding a useful level of convenience for day-to-day living and for guests. The inclusion of a window allows for natural ventilation and light, enhancing the usability of the space.

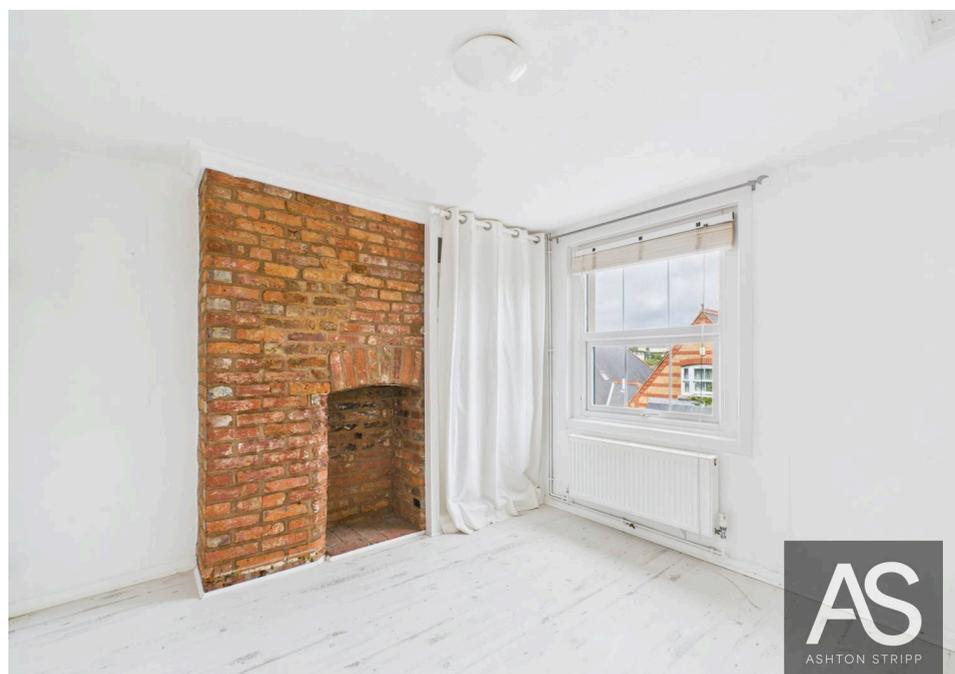
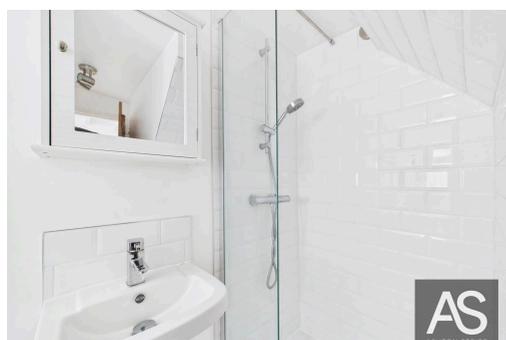
Upstairs, the property continues to deliver well-planned accommodation. The main bedroom is positioned at the front of the house and benefits from another original brick fireplace, reinforcing the home's period charm. There is space for wardrobes and additional storage, making this a comfortable and functional double bedroom. The second bedroom overlooks the rear of the property and, while slightly smaller, still offers flexibility in use. It would suit a guest bedroom, dressing room or home office, depending on individual needs.

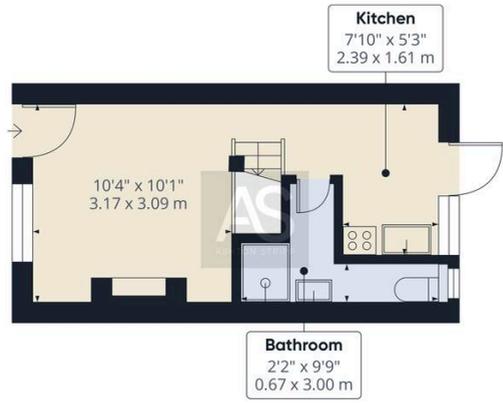


- Two-bedroom terraced home on Barley Lane
- Short walk to Hastings Old Town and the seafront
- Brick fireplace features in the lounge and main bedroom
- Stable-style doors to the front and rear
- Compact rear courtyard providing outdoor space
- Downstairs shower room and WC
- Double glazing and gas central heating
- Recently redecorated front exterior
- Unrestricted on-street parking directly outside
- No onward chain



32 Barley Lane is ideally located just moments from the heart of Hastings Old Town, within easy walking distance of the seafront, George Street's independent shops, cafés and galleries. The area offers a unique blend of coastal living, historic charm and convenient access to local transport links.





Floor 0



Floor 1



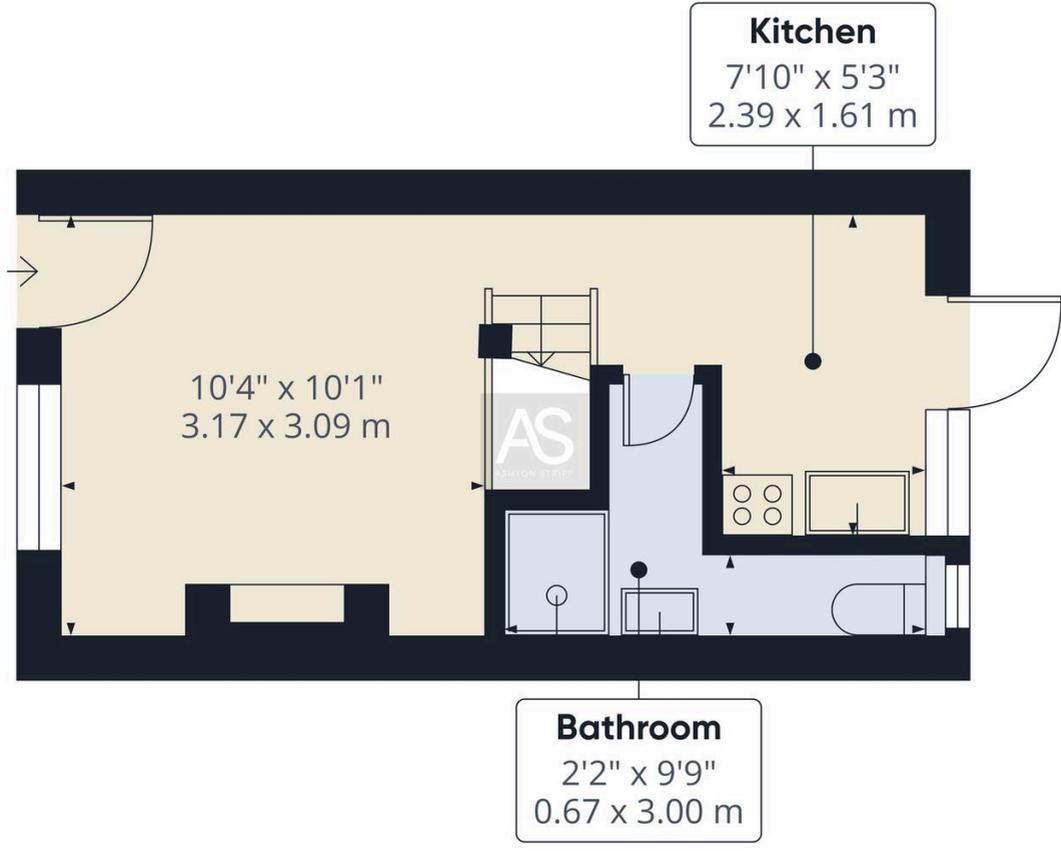
Approximate total area<sup>(1)</sup>  
395 ft<sup>2</sup>  
36.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area<sup>(1)</sup>  
201 ft<sup>2</sup>  
18.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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