



Wellington Terrace
Hastings, TN34 1QQ
£350,000 Freehold

**Wyatt
Hughes**
Residential Sales

Wellington Terrace, Hastings, TN34 1QQ

A charming two-bedroom Grade II listed townhouse, tucked away in a convenient central Hastings location within easy reach of the town centre, seafront, mainline railway station, historic Old Town, West Hill and Alexandra Park.

Dating from the early 19th century, the property offers characterful and versatile accommodation arranged over three floors. The ground floor features a bay-fronted living room with exposed wooden flooring and a feature fireplace with fitted wood-burning stove, while to the rear is a spacious kitchen/dining room with French doors opening directly onto the enclosed courtyard.

The upper floors provide two double bedrooms and a generous family shower room, with the top-floor bedroom enjoying rooftop views across Hastings town centre towards Alexandra Park and St Helens. Further benefits include gas-fired central heating with a new boiler installed in 2025, new windows and an open front courtyard enjoying a south-westerly aspect. A lovely period home combining plenty of character with a central and convenient setting.

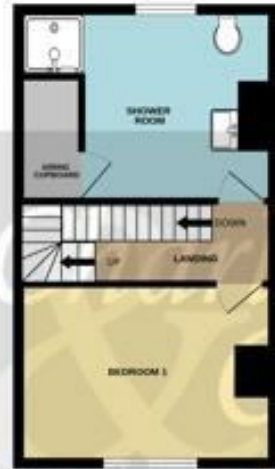
- EPC RATING E
- GRADE 2 LISTED
- CONFIGURED OVER THREE FLOORS
- 916 SQ FT
- TWO DOUBLE BEDROOMS
- TUCKED AWAY YET CENTRALLY LOCATED, WITHIN EASY REACH OF THE STATION, SEAFRONT, OLD TOWN AND WEST HILL
- TAX BAND B
- PRIVATE COURTYARD GARDEN
- PERIOD CHARACTER FEATURES



GROUND FLOOR
383 sq ft (35.6 sqm) approx.



1ST FLOOR
333 sq ft (31.0 sqm) approx.



2ND (TOP) FLOOR
200 sq ft (18.6 sqm) approx.



TOTAL FLOOR AREA: 916 sq ft (85.1 sqm) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

