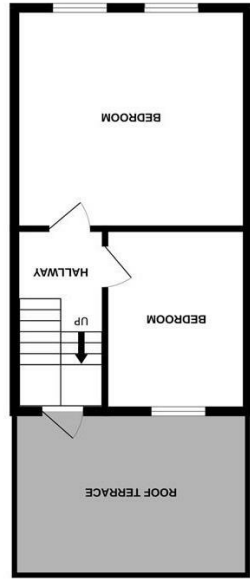
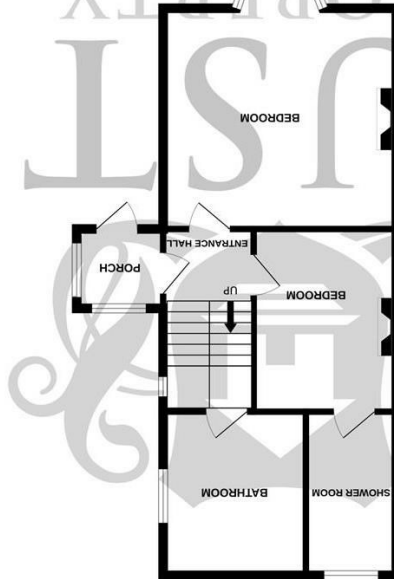


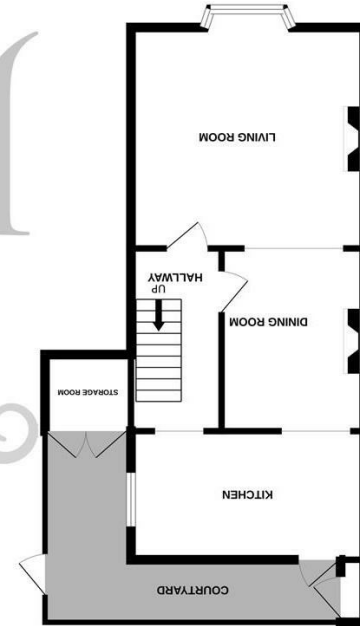
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	66
Potential	86



1ST FLOOR

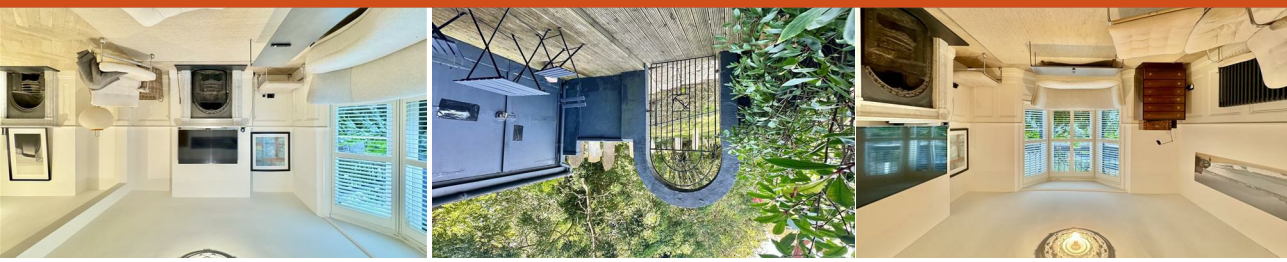


GROUND FLOOR



BASEMENT

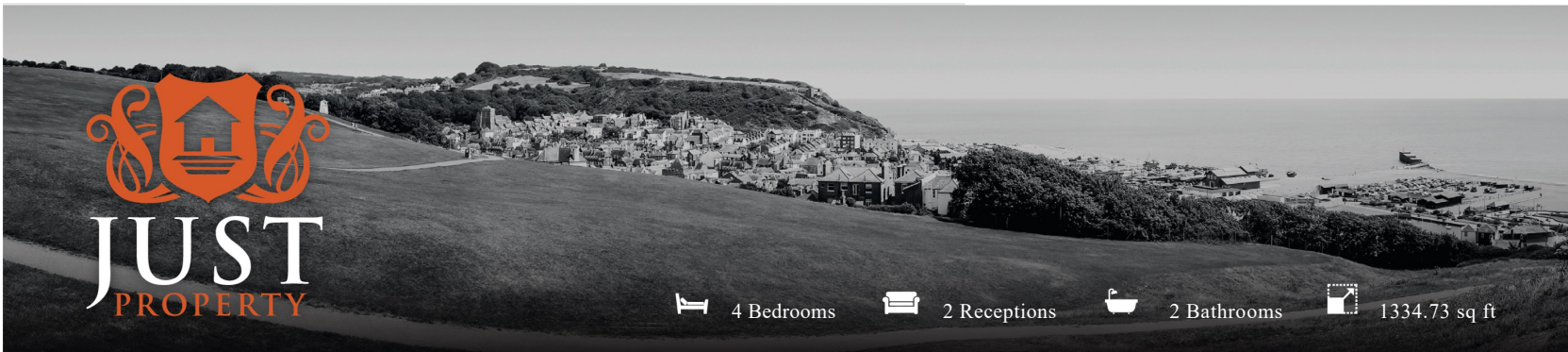
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Made with Metropix ©2023



# FLOORPLANS

53 Tackleway, Hastings, TN34 3BU

[www.justproperty.net](http://www.justproperty.net)

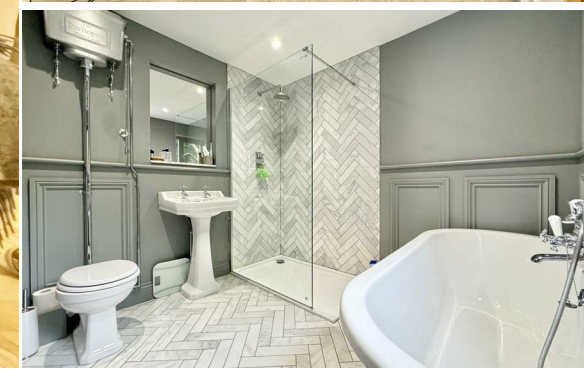
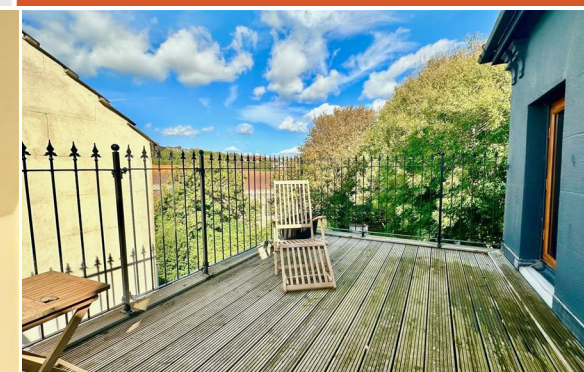


4 Bedrooms   2 Receptions   2 Bathrooms   1334.73 sq ft

53 Tackleway, Hastings, TN34 3BU

Freehold

# £575,000





Freehold

£575,000

4 Bedrooms 2 Receptions 2 Bathrooms 1334.73 sq ft

## PROPERTY DETAILS

**\*\*CHAIN FREE\*\***

An exceptional four bedroom, two reception room bay fronted semi detached Georgian family house, situated within one of the most sought after roads in Hastings historic Old Town adjacent to All Saints Church and directly opposite the East Hill which enjoys views over Hastings to the sea and gives access to the Country Park.

The property has been recently refurbished to a high specification with attention to detail throughout and the accommodation is arranged over three floors to include a bay fronted living room with an adjoining dining room and an impressive 13'3 x 7'9 re-fitted kitchen with built-in appliances including Smeg electric oven, induction hob, extractor hood, integrated dishwasher & washing machine. At entry hall level there are two bedrooms including a guest room with Victorian style en-suite with shower cubicle and a spacious family bathroom with walk-in double shower cubicle, a stand alone bath with feet & central taps. To the first floor there are two further bedrooms including the 14'2 x 11'6 principle bedroom and from the half landing there is access to the 14'0 x 9'0 enclosed sun terrace looking out over All Saints Church & the West Hill beyond.

In addition, there is an enclosed rear courtyard with private access and outside store and further benefits include gas fired central heating (underfloor heating to the bathroom & en-suite), sash windows, bespoke shutters, feature fireplaces to all the principal rooms and the property is to be sold chain free.

COUNCIL TAX - B £1811



## ROOM DIMENSIONS

Front Door	Kitchen
Entrance Porch	13'3" x 7'8" (4.04 x 2.36 )
Entrance Hall	First Floor Landing
Bedroom	Bedroom
14'2" x 13'5" (4.34 x 4.11)	14'2" x 11'6" (4.32 x 3.51 )
Bedroom	Bedroom
11'3" x 8'9" (3.45 x 2.69)	11'6" x 8'9" (3.51 x 2.69 )
En-Suite Shower Room	Roof Terrace
8'2" x 3'6" (2.51 x 1.09 )	14'0" x 8'9" (4.27 x 2.69 )
Family Bath/Shower Room	Courtyard
8'7" x 8'2" (2.62 x 2.51 )	22'0" x 12'0" (6.71 x 3.66 )
Garden Level Hallway	Courtyard Storage
Living Room	
13'10" x 13'3" (4.24 x 4.04 )	
Dining Room	
11'3" x 8'7" (3.45 x 2.64 )	

## FEATURES

- Old Town Location
- Semi Detached Victorian Home
- Marble Fire Places
- Rear Courtyard & External Storage
- Roof Terrace
- Immaculate Condition
- Under Floor Heating
- Views Towards The Church
- Rear Access
- CHAIN FREE

