

MADE

5 Swan Avenue
, Hastings, TN34 3HX

Offers in excess of £500,000



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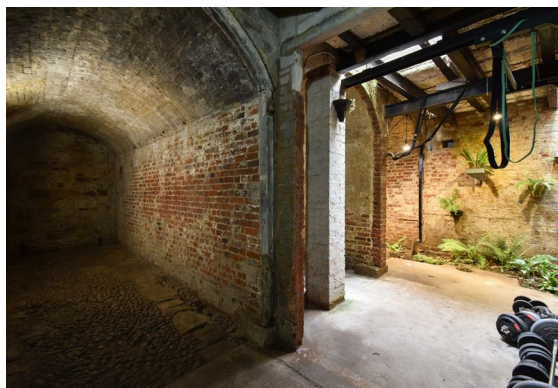
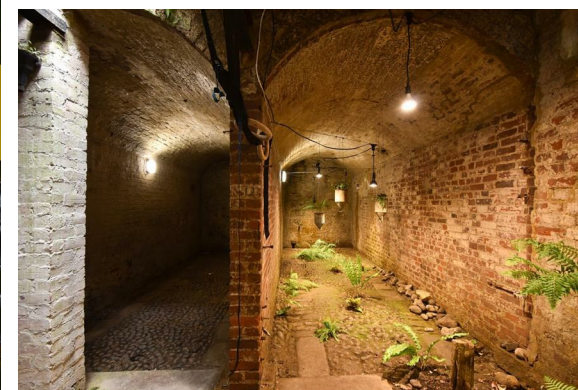
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Tucked away on the discreet Swan Avenue, in the heart of Hastings Old Town, this late Victorian home was designed by acclaimed local architect Henry Ward and built in 1890 on the site of what was once the Royal Swan Hotel, one of the town's most prominent buildings of the period.

Although moments from the Old Town's shops, galleries and seafront, Swan Avenue remains notably peaceful. From the rear, **ELEVATED VIEWS** extend across the memorial gardens and High Street towards the East Hill, while beautifully maintained communal gardens create an attractive setting to the front.

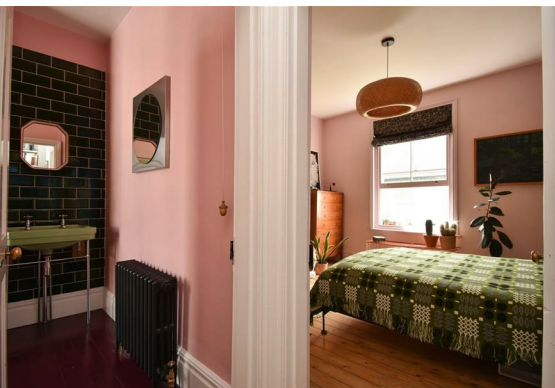
A unique feature of the property is the **EXTENSIVE VAULTED CELLAR** beneath the house, accessed via the dining room and extending to over 800 sq ft. Originally the coach house of the hotel, the cobbled vaults are now recognised as being of local historic significance and present a rare opportunity for further development, subject to the necessary consents.

The house has been carefully restored in recent years, balancing its Victorian character with considered contemporary interventions. Original sash windows, **WORKING FIREPLACES** and timber floorboards have been retained, while lime plaster finishes create an authentic quality throughout. Entry is via a timber door into a central hall, where exposed floorboards run underfoot. Two reception rooms unfold across the ground floor.

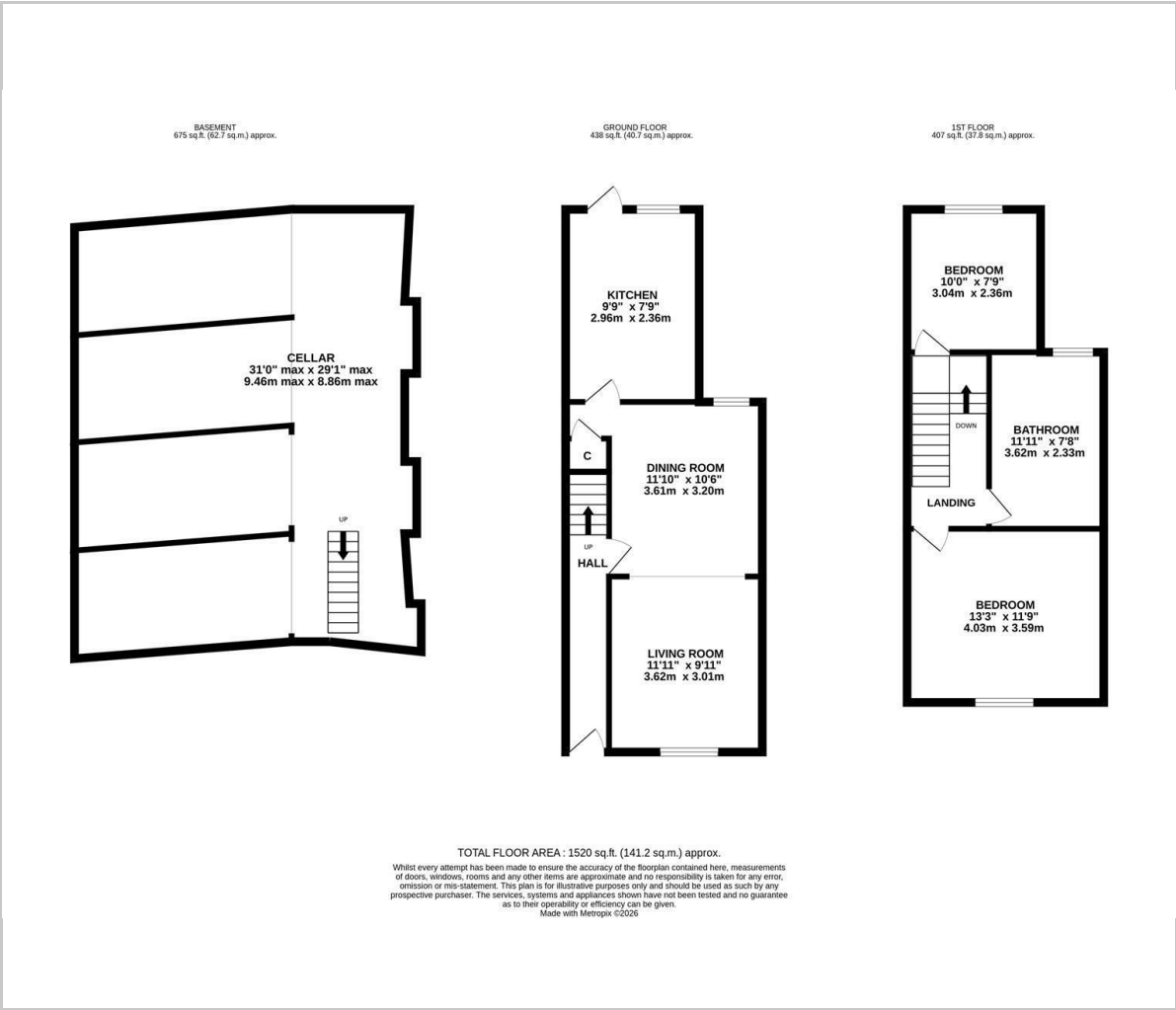




The living room is positioned at the front of the property, centred around a wood burning stove with views across the gardens. Adjoining this is the dining room, lit from both ends by tall sash windows. The kitchen occupies the rear of the house and is fitted with freestanding cabinetry, a stainless steel sink and geometric tiled splashbacks, while a glazed door opens directly onto the PRETTY COURTYARD GARDEN. From here, there are picturesque views across the rooftops of the High Street and Old Town towards the East Hill.



Floor Plan



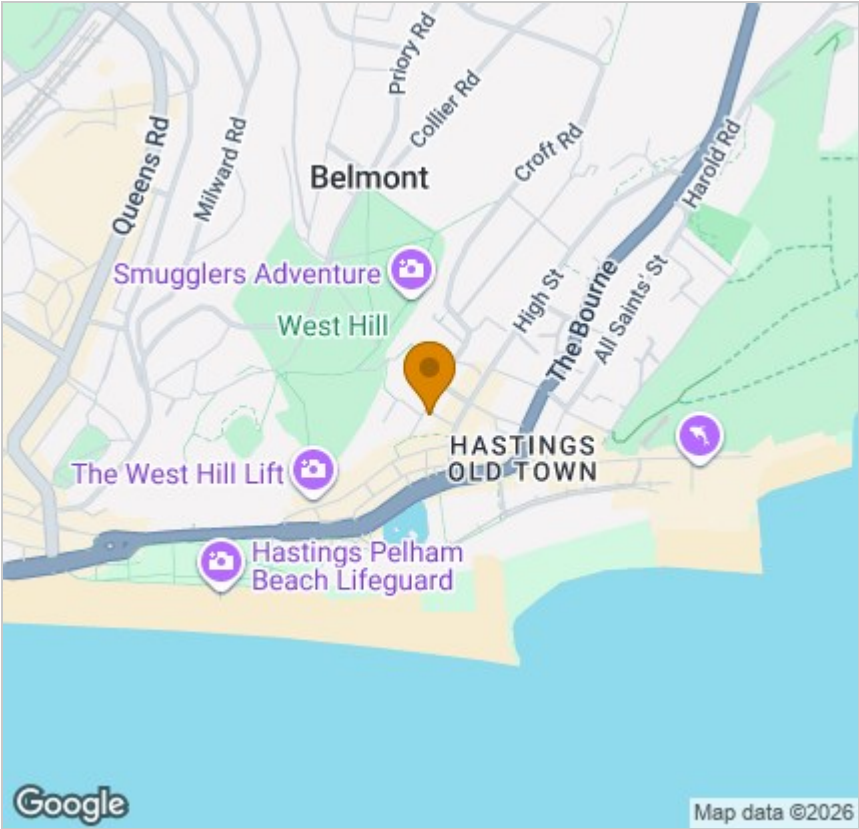
Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

