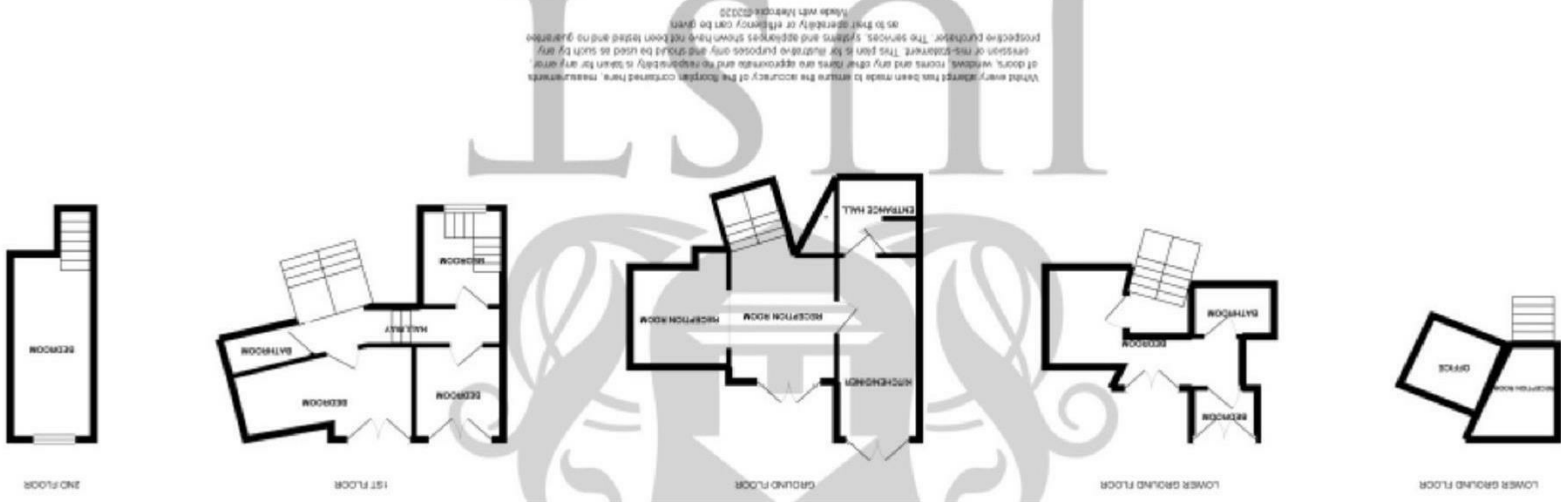




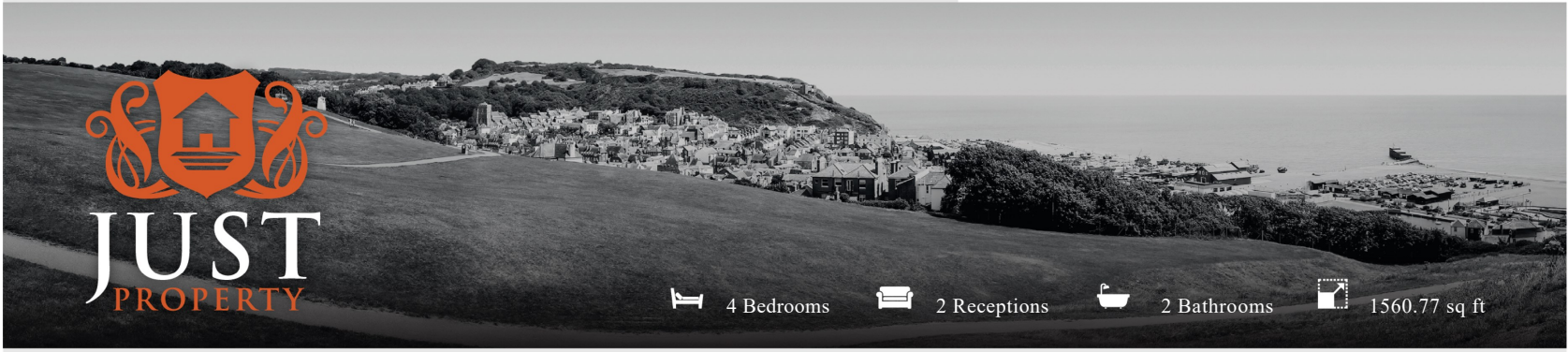
| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |



# FLOORPLANS

1 Chapel Mews, Marianne Park Old London Road, Old Town, Hastings, TN35 5PS

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



4 Bedrooms 2 Receptions 2 Bathrooms 1560.77 sq ft

1 Chapel Mews, Marianne Park Old London Road, Old Town, Hastings, TN35 5PS

Freehold

£550,000





Freehold

£550,000



4 Bedrooms 2 Receptions 2 Bathrooms 1560.77 sq ft

## PROPERTY DETAILS

A beautifully presented four-bedroom mews-style family home, forming part of an impressive Art Deco conversion within the highly sought-after Marianne Park development. This elegant residence combines striking period architecture with modern living and is ideally positioned within easy walking distance of Hastings Old Town, renowned for its vibrant mix of independent shops, cafés, restaurants and the seafront. The property also enjoys close proximity to local schools, the East Hill and Hastings Country Park, offering the perfect balance of town and coastal living.

Arranged over five floors, the accommodation is both spacious and versatile, perfectly suited to modern family life or those seeking a home and office arrangement. The welcoming entrance hall includes a cloakroom and leads to a stylish 21'0 x 7'11 kitchen/dining room fitted with integrated appliances – an ideal space for entertaining or family meals. The first floor hosts a bright L-shaped living room with a Juliet balcony, creating a relaxing space filled with natural light.

The master bedroom suite features a separate office and an en-suite bathroom, providing a luxurious private retreat. On the lower garden level, a separate entrance opens into a reception hall and a TV/Movie room. The recently decked garden offers a perfect space for outdoor dining/entertaining.

Additional features include three further bedrooms, a family shower room, and a stunning mezzanine room with a 10ft vaulted ceiling, adding real architectural interest. Two private balconies enjoy far-reaching views towards Hastings and the East Hill, while the upper garden offers a refurbished patio space, ideal for quiet relaxation.

Completing this impressive home is allocated residents' parking to the rear. Viewing is essential to appreciate the design, space and exceptional location of this unique family home within one of Hastings' most distinctive developments.

## ROOM DIMENSIONS

Front Door

Entrance Porch / Utility Area  
8'0" x 6'9" (2.44 x 2.06)

WC

Kitchen / Dining Room  
20'11" x 7'10" (6.40 x 2.41)

Balcony

Living Room  
20'2" x 12'9" (6.15 x 3.91)

Stairs To First Floor Landing

Bedroom  
20'2" x 7'4" (6.17 x 2.24)

Juliet Balcony

Shower Room / WC

Bedroom / Study  
10'5" x 8'0" (3.18 x 2.44)

Balcony

Bedroom / Hobby Room  
13'3" x 8'0" (4.06 x 2.44)

Stairs Up To

Mezzanine Bedroom

18'2" x 8'0" (5.54 x 2.44)

Stairs Down to Garden Level

Bedroom

12'0" x 8'7" (3.66 x 2.62)

Dressing Area

16'9" x 4'7" (5.13 x 1.40)

Bathroom

8'3" x 6'11" (2.54 x 2.13)

Stairs Down to

Reception Area

11'6" x 9'4" (3.51 x 2.87)

Cinema Room / Therapy room

12'7" x 7'10" (3.86 x 2.41)

Decked Garden

Raised Patio Area

Communal Gardens

Allocated Parking

## FEATURES

- Beautiful Mews Style Townhouse
- Walking Distance to Hastings Old Town
- Superb Views
- Versatile Living Spaces
- Four Bedrooms & Two Bathrooms
- Gardens and Patios Area
- Two Balconies
- Allocated Parking
- Smart Fitted Kitchen / Dining Room
- Very Nicely Presented



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.