PHILLIPS & STUBBS

coastal + COUNTRY

Located in the charming area of Old Town, Hastings with a vibrant local community, quaint shops, and delightful eateries. The nearby sea front with its stunning views also has the old fishing huts, Jerwood Gallery, The Stage and the East Hill as well as the opportunity for leisurely walks along the beach.

Believed to be the oldest building in the historic Old Town of Hastings, The Old Court Hall is thought to have been constructed in 1450 and is Grade II Listed. The property has a wealth of period features to include an impressive King post in the vaulted bedroom, stunning inglenook fireplaces, exposed floorboards, beams and carved gargoyle on the front timber elevation.

Ground floor
The kitchen is fitted with a good range of units with electric hob, cooker under and extractor fan over. In additon there is a rustic wooden dresser and a terracotta tiled floor adds warmth, while a window above the sink overlooks the courtyard providing natural light.
The dining room has exposed beams and large stone fireplace.
The living room has exposed beams, a striking stone and brick fireplace, wooden floorboards and large leaded windows to the front.
The cloakroom comprises, w.c and a wall-mounted hand basin.

First floor
Bedroom 1 is the old Court Hall and has an impressive vaulted ceiling and exposed beams with King post, multiple leaded windows and brick fireplace. Stairs down to the living room.
Bedroom 2 has a stone fireplace, built in cupboard, narrow stairs down to the dining room and additional door with stairs down to the kitchen. An interconnecting door also provides access to a small inner landing with ladder style stairs to an attic room (sloping ceilings) providing useful storage or study.
Bedroom 3 has a built in cupboard and window overlooking the courtyard.
Shower room comprisng shower cubicle, w.c and wash hand basin.

Outside
The sheltered yet sunny courtyard garden provides a useful outdoor space paved with stone and bordered by lush greenery and climbing plants.

Additional information

Local Authority – Hastings Borough Council.
Council Tax Band E
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast Mbps available. Source Ofcom
River and Sea Flood risk summary: Low risk. Source GOV.UK

Offers In The Region Of £465,000 Freehold

The Old Court Hall, 31 The Bourne, Old Town, Hastings, East Sussex, TN34 3AY

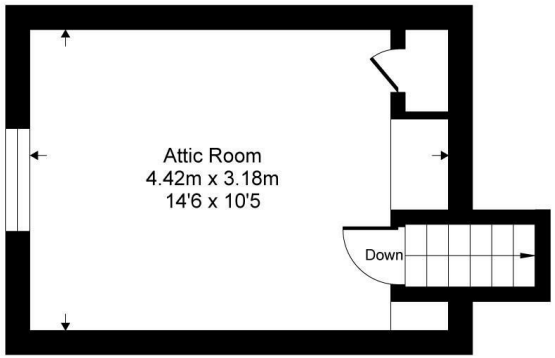
Believed to be the oldest building in the historic Old Town of Hastings, The Old Court Hall comprises three bedrooms, two reception rooms and a courtyard garden.

• Reputedly the oldest building in Old Town Hastings • Grade II Listed former Court Hall dating from 15th Century • Wealth of period fetaures • 3 bedrooms • Courtyard garden • Gas central heating • Offered chain free

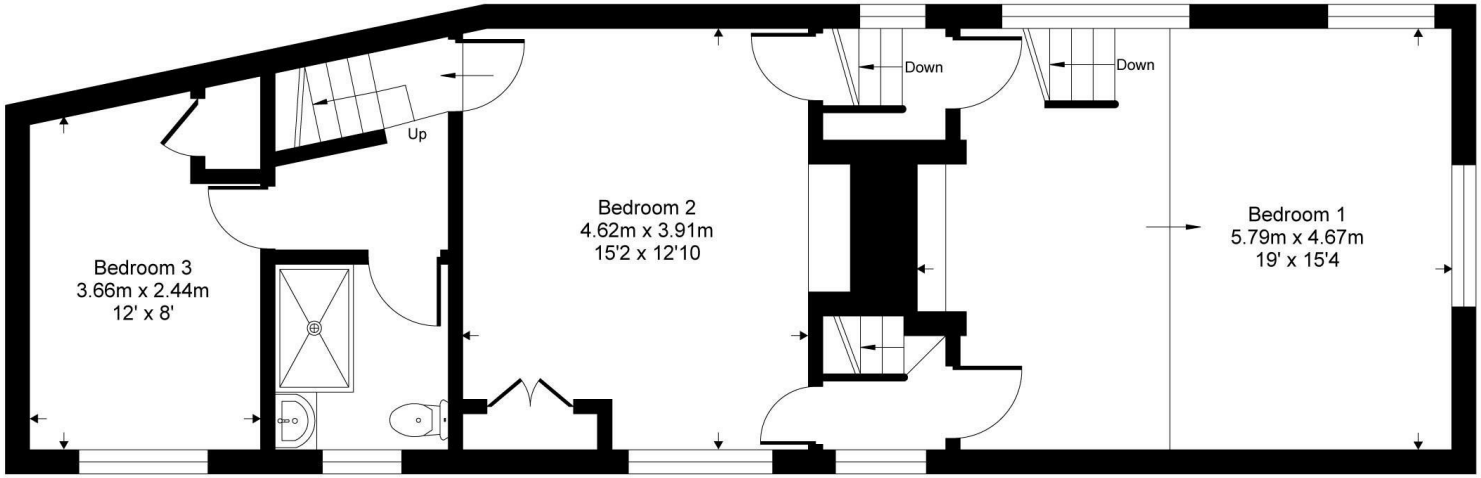
EPC: D
Local Authority: Hastings Borough Council
Council Tax Band: E

The Old Court Hall

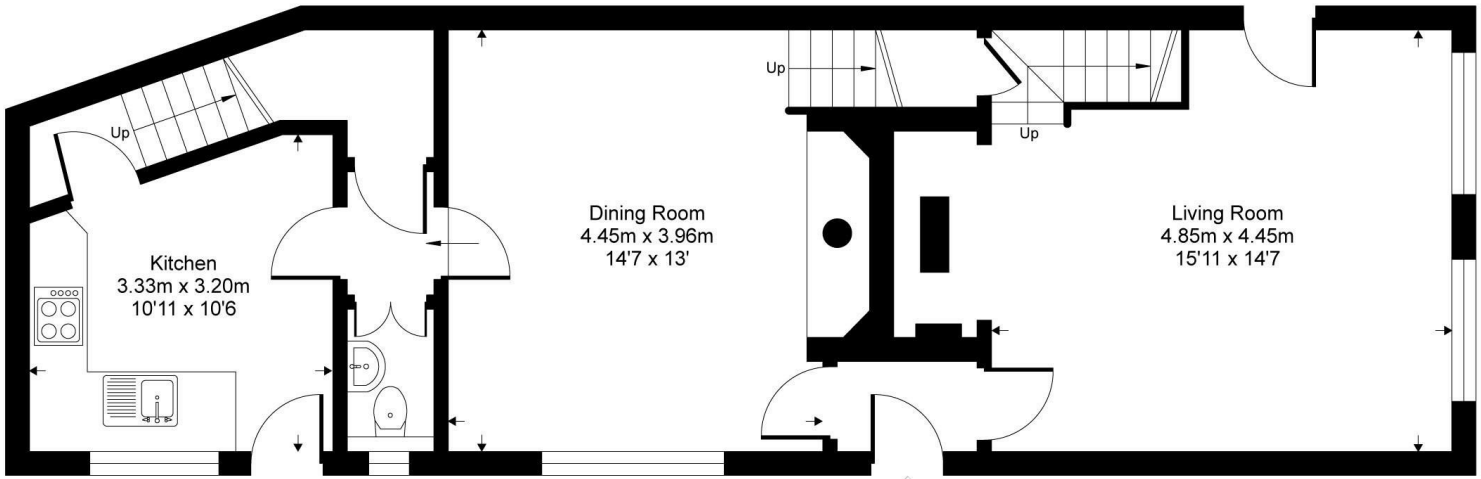
Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft



Second Floor



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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