

Swan Avenue, Hastings TN34 3HX

Offers in excess of £500,000



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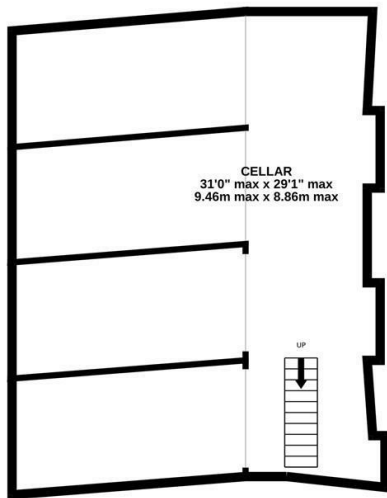
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Tucked away on the discreet Swan Avenue, in the heart of Hastings Old Town, this late Victorian home was designed by acclaimed local architect Henry Ward and built in 1890 on the site of what was once the Royal Swan Hotel, one of the town's most prominent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

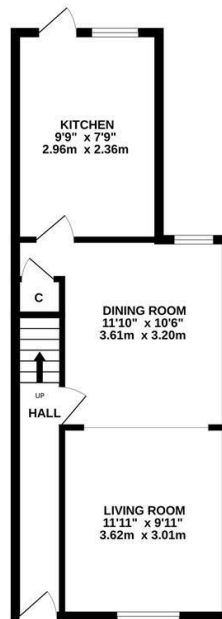
Although moments from the Old Town's shops, galleries and seafront, Swan Avenue remains notably peaceful. From the rear, ELEVATED VIEWS extend across the memorial gardens and High Street towards the East Hill, while beautifully maintained communal gardens create an attractive setting to the front.

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

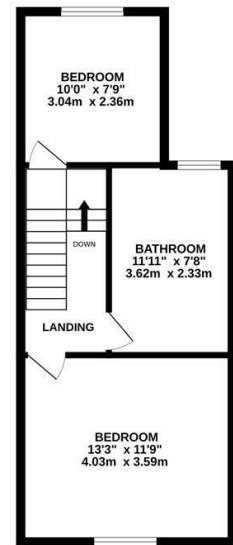
BASEMENT
675 sq.ft. (62.7 sq.m.) approx.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) 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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