



QUARRY TERRACE HASTINGS

£250,000
Leasehold

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Occupying the ground floor of an elevated terrace of pastel-painted Victorian houses on a quiet no-through road, this one-bedroom apartment pairs well preserved period architecture with a quietly contemporary interior. Accompanied by an unusually generous series of private outdoor spaces, from a secluded courtyard to an expansive terraced garden that rises beside the property, culminating in a timber-clad studio set amongst mature planting.

Inside

Entry is via an ornate wrought-iron canopy and black-painted timber door opening into a bijou atrium, where original quarry tiles run underfoot and bespoke storage is neatly set to the side. Beyond, a reeded glazed door opens into an additional vestibule laid with encaustic tiles. An elegant arched opening introduces the apartment's linear central hallway. Original timber floorboards continue throughout, while softly textured exposed plaster walls establish the restrained material palette that defines the interiors beyond.



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Positioned to the front of the plan, the principal reception room is bathed in morning light through a pair of tall sash windows overlooking the private front garden. Generous ceiling heights, intricate cornicing and an original ceiling rose speak to the building's Victorian heritage, while the raw plaster walls lend a quieter, contemporary sensibility. The proportions comfortably accommodate both sitting and dining areas, centred around an original timber fireplace. Set quietly adjacent, a double bedroom enjoys a peaceful outlook across the walled courtyard garden through a large sash window. Original built-in cabinetry fills the chimney breast alcove, while gentle stone-coloured walls and exposed timber boards continue the calm, natural palette. The kitchen occupies the rear of the plan, where bespoke plywood style cabinetry is topped in a pale quartz, paired with open timber shelving. An exposed chimney breast introduces texture, while a glazed door opens directly onto the sheltered courtyard, creating an easy connection between inside and out. The family bathroom completes the space, finished with white tiled walls and a timber-panelled bath, continuing the apartment's understated and carefully considered aesthetic.



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Outside

To the front, a gated garden provides a secluded place to sit among established planting, gently buffering the apartment from the quiet street beyond. Shared steps rise to a generous private garden arranged across a series of terraces, each revealing a different character. Mature fruit trees, productive vegetable beds and abundant planting create a landscape that feels quietly immersive, while a succession of seating areas follows the sun throughout the day, enjoying elevated views towards the West Hill. To the rear of the garden a timber-clad studio provides an ideal workspace or creative retreat. Outside the kitchen, a sheltered courtyard paved in York stone is enclosed by a weathered brick wall, offering a more intimate outdoor area. A further outbuilding and garage provide useful storage or additional workspace.

Area

Ideally located for access to Alexandra Park, popular Queens Road, The Yard at Waterworks Road and St Andrews Market. The historic Hastings Old Town is a short stroll over the West Hill, while the seafront and St Leonards are also within walking distance. Mainline train stations are both in close-proximity, with Ore being 0.5 miles away providing high speed links into Central London via Ashford International.





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