

# Abbott & Abbott

Estate Agents, Valuers and Lettings



118 High Street,, Hastings, TN34 3ET

Asking Price £399,950



3



1



1



E



Asking Price £399,950

# 118 High Street, Hastings, TN34 3ET

Abbott and Abbott Estate Agents offer for sale, with no onward chain this excellent refurbishment opportunity, a truly delightful detached Grade II listed cottage of considerable charm and character, situated in the much-favoured and historic Old Town of Hastings. Believed to originally date from the 17th Century, but extended to the rear in more recent times, the cottage provides a wealth of internal features including beamed ceilings, wall timbering, thumb-latch doors and, to the sitting room, a handsome inglenook fireplace. Two staircases lead to the first floor, with two intercommunicating rooms forming a main bedroom suite, plus two further bedrooms. There is also a kitchen with built-in oven and hob and ground floor bathroom. To the rear, there is a large garden, set on several levels, providing views over St Mary's Star of the Sea Church and the East Hill beyond. Gas central heating is also installed.

The property is situated at the northern end of the High Street, raised up from road level on an elevated pavement, within easy reach of both the Old Town shops and services and the seafront at The Stade. The Stables Theatre is virtually opposite and the Hastings Contemporary Art Gallery is nearby. The open spaces of both the East Hill and West Hill are close by.



**Kitchen**

**Main Bedroom Suite**

**Bedroom Three**

**Council Tax Band**

**EPC Rating**

**Bathroom**

**Small First Floor Landing**

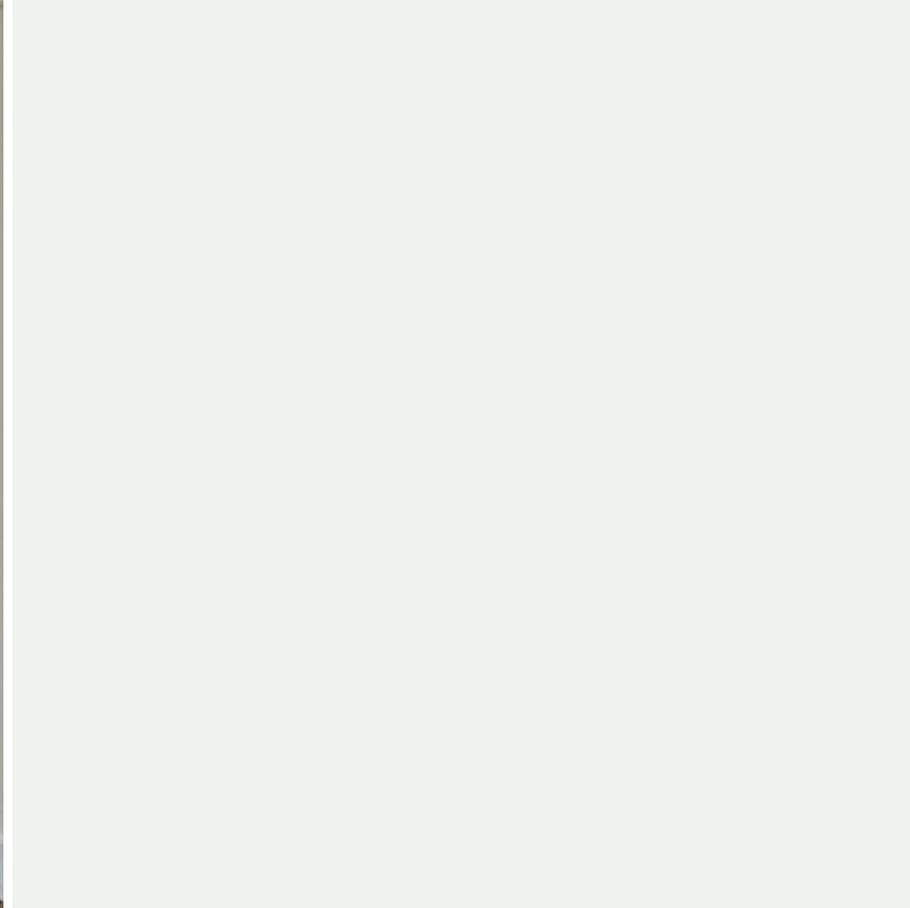
**Sitting Room**

**Bedroom Two**

**Outside**

**Full Description**







## Floor Plans



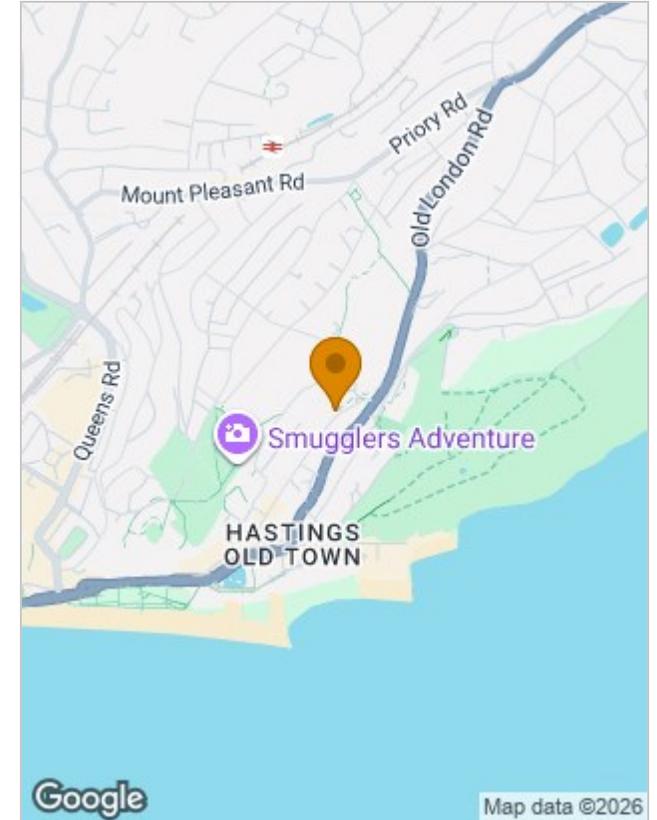
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH  
 Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

## Location Map



## Energy Performance Graph

