

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated on high ground in the Conservation Area of historic Old Town with its bohemian atmosphere, close to amenities, local shops, independent boutiques, restaurants, the Jerwood Gallery, seafront and fishing harbour. Within one mile is Hastings town centre with promenade, the White Rock Theatre, museums, cinema, mainline railway station, Heritage Centre, Castle and Priory Meadow Shopping Centre. Immediately adjoining Tackleway is East Hill Country Park with over 267 hectares of ancient woodland, heath land and grassland close to dramatic cliffs and coastline. Most of the area has been designated a Special Area of Conservation and a site of Special Scientific Interest.

A beautifully presented semi-detached Victorian town house of character, affording light, stylish accommodation over three levels, as shown on the floor plan. The property overlooks East Hill to the front and enjoys fascinating views to the rear across Old Town to the sea. Features include fireplaces of the period, tall sash bay windows, exposed painted floorboards, cornicing and a private courtyard garden to the rear. Very much a rarity in Old Town is the opportunity to park right outside the property via the Residents' Parking Scheme.

A part glazed front door with a fanlight above opens into a sitting room with a bay window to the front and a fireplace with a real flame gas stove. A wide opening leads to an inner hall with a central staircase serving all floors. To the rear is a bath/shower room with a freestanding bath, close coupled W.C, shower enclosure, pedestal wash basin, painted floorboards and panelling to dado height.

On the lower ground floor there is a dining room with a window to the front, a fireplace with a fitted wood burning stove and painted floorboards. Open to the dining room is a separate kitchen which overlooks the courtyard and is fitted with a range of painted cupboards and drawers beneath wood block work surfaces, together with a Rangemaster cooker, below counter space and plumbing for a washing and dishwasher, sink unit, terracotta tiled floor and door to outside.

On the first floor, there is a landing with a hatch and retractable ladder to an attic room/storage space with skylight windows providing far reaching views. Bedroom 1 has a bay window to the front with views of East Hill and to the side, along Tackleway to the harbour. Bedroom 2 enjoys widespread views across Old Town and along the coast.

Outside: Immediately to the rear of the property is an attractive paved courtyard with a side access gate.

Parking: Residents are entitled to apply for two annual permits per household and can also request short term permits for their visitors. Residents' permits are currently £75 per year for the first vehicle and £120 per year for the second vehicle. The possession of a resident permit does not guarantee a parking space.

Directions: From Hastings, proceed along the sea front to Old Town, following the road around to the left into The Bourne. Turn right virtually opposite the Stables Theatre into Harold Road and then immediately right into All Saints Street. Continue almost to the end and turn left into Crown Lane. Proceed to the top of the hill and turn left into Tackleway where the property will then be seen on the left.

Guide price: £500,000 Freehold

16 Tackleway, Old Town Hastings, East Sussex TN34 3DE



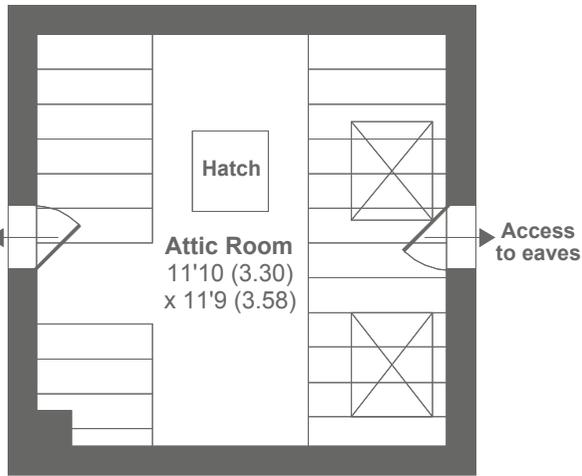
A Victorian townhouse with commanding views to the sea, affording stylish living accommodation over three floors, set on high ground in the historic Old Town within close proximity of East Hill Country Park and the seafront.

Living room • Hallway • Open plan dining room & kitchen • Landing • Two double bedrooms • Bathroom • Attic room/store • Gas central heating • EPC rating E • Courtyard garden • Residents' parking scheme in Tackleway

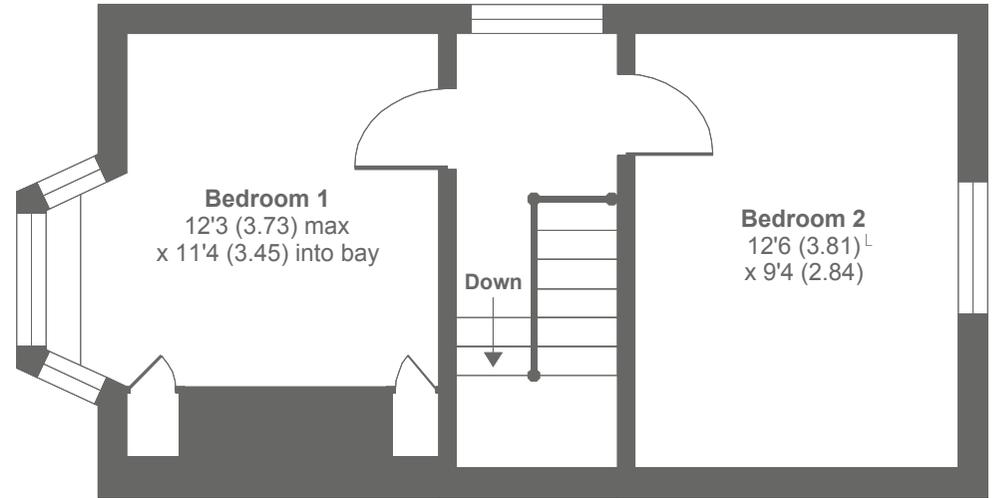




Access to eaves

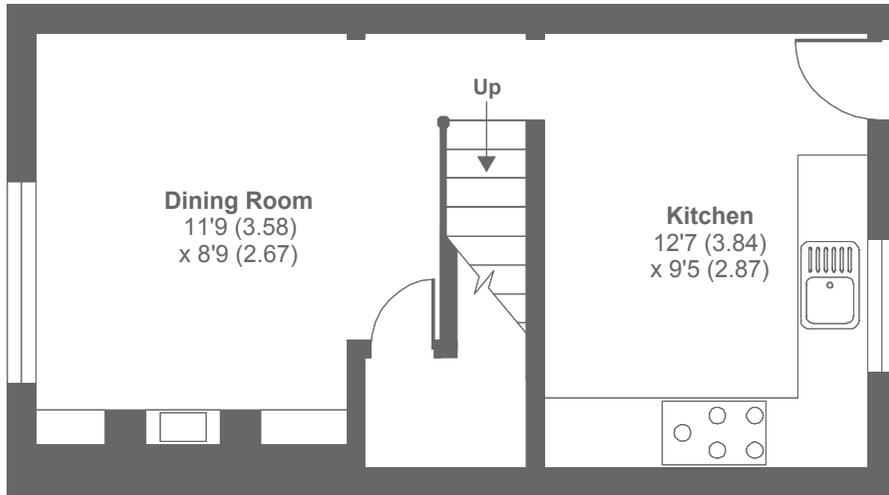


**SECOND FLOOR**

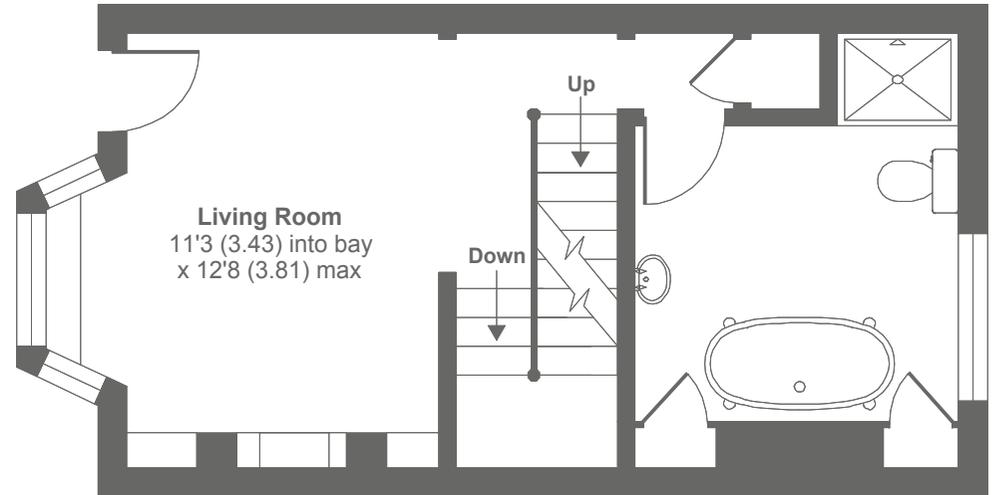


**FIRST FLOOR**

Denotes restricted head height



**LOWER GROUND FLOOR**



**GROUND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 985 SQ FT 91.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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