

# 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.

An attached early/mid C19th cottage presenting weatherboard clad and brick external elevations set with sash windows beneath a pitched tiled roof. A single storey addition was added in 2003. The accommodation is arranged over two levels, as shown on the floor plan.

A stable door to the rear opens into a kitchen which is fitted with a range of cupboards and drawers with work surfaces to three walls with an inset stainless steel sink, below counter space and plumbing for a washing machine and dishwasher, space for a fridge freezer and a 4 burner gas hob with a double oven under. Adjoining is a double aspect dining room overlooking the garden with a vaulted ceiling & exposed beams.

The well-proportioned living room has a sash window to the front, exposed beams and studwork, a brick fireplace with a gas fired enamel stove and fitted display cupboards to either side as well as a part glazed door with a fanlight above to outside.

On the first floor the landing has exposed studwork, an attractive Georgian balustrade and a hatch with ladder access to the roof space. Bedroom 1 has a tall sash window providing views of the Old Town and an original fireplace with a duck's nest grate. Bedroom 2 has a window to the rear and fireplace of the period. The bathroom has white fittings comprising an old pine panelled bath with a shower attachment, a wash basin set into a vanity unit and a close coupled w.c, together with an airing cupboard.

Outside: To one side of the cottage is a small enclosed garden set down to paving with a secluded seating area and pedestrian gate onto Wood's Passage.

Parking: Permanent 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 Hastings 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. Continue for about 400 yards, passing East Hill Passage, and Wood's Passage will be seen on your left. On foot proceed down the steps in to Wood's Passage Park, branch right after about 150 yards and then keep left where the property will be found.

Note: The sweeping image of Old Town Hastings is taken from nearby East Hill Country Park.



Guide price: £325,000 Freehold

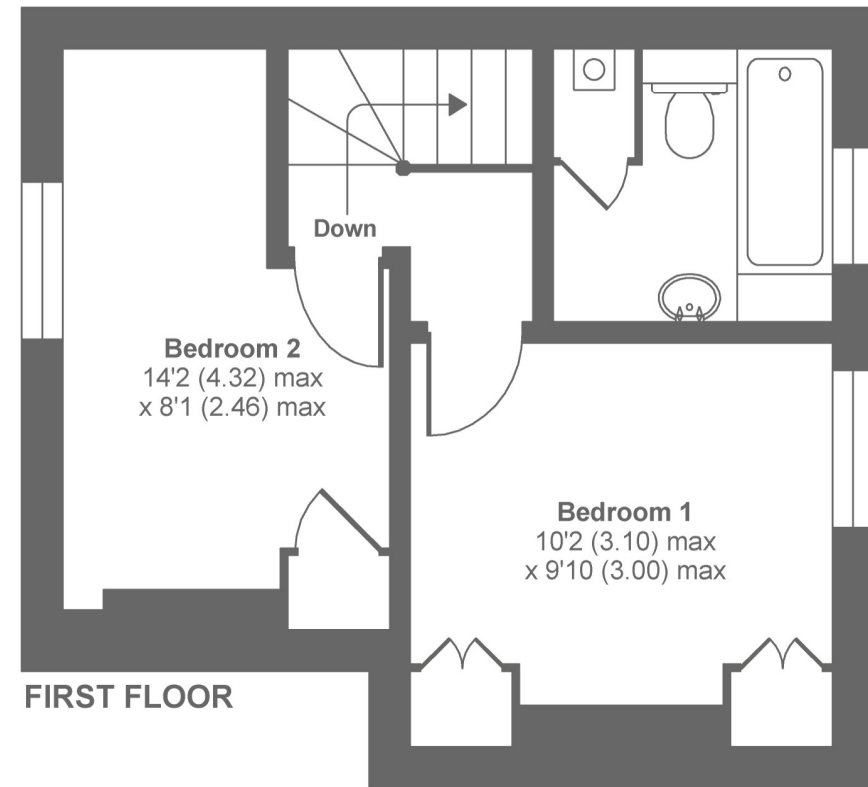
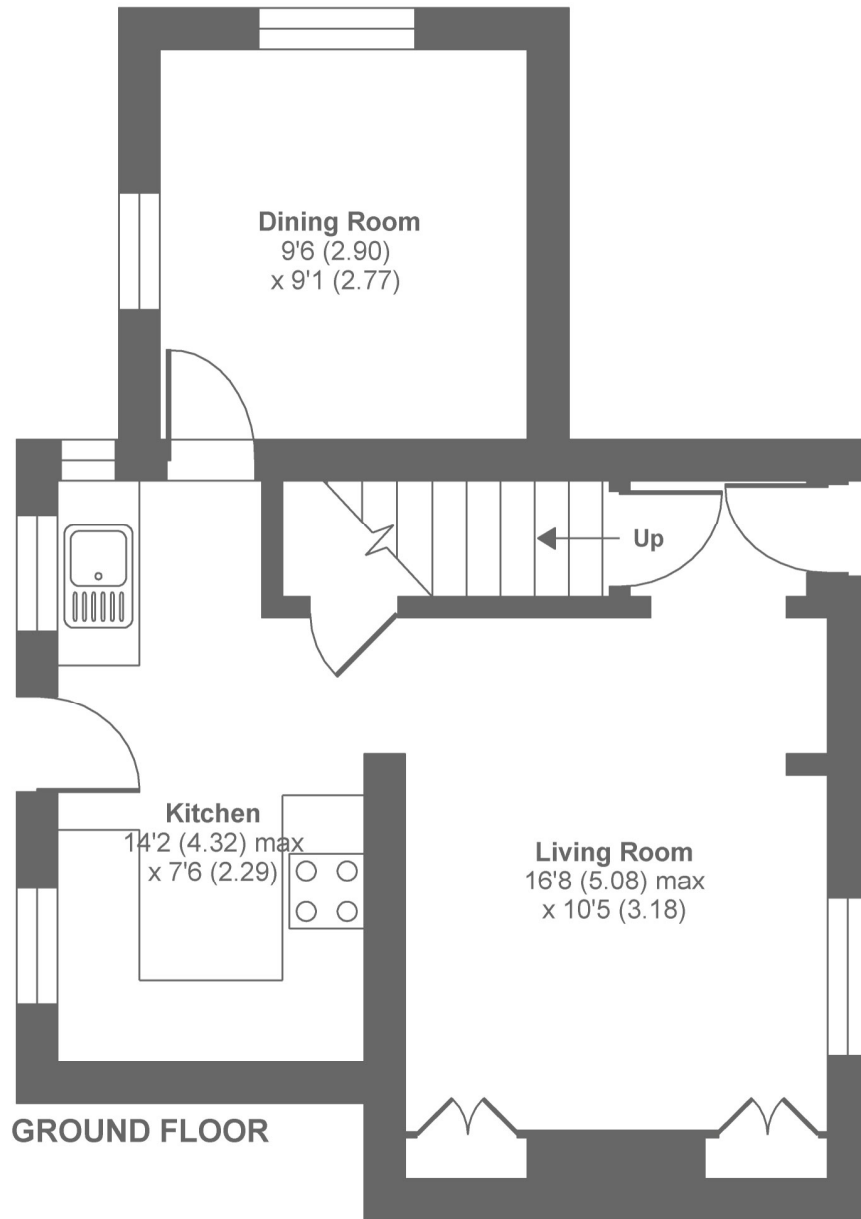
Porthole Cottage, 4 Wood's Passage, Old Town, Hastings, East Sussex TN34 3BX



An attached Grade II Listed Georgian period cottage set on high ground in the Conservation Area of historic Old Town Hastings approached via a pedestrian walkway from adjoining Tackleway, from where there is direct access to East Hill Country Park.

- Living room • Dining room • Kitchen • Landing • Two bedrooms • Bathroom • Gas central heating • Courtyard





**APPROX. GROSS INTERNAL FLOOR AREA 679 SQ FT 63 SQ METRES**

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.



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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