



The Stables 19 Hill Street, Hastings, TN34 3HU

A WONDERFUL OPPORTUNITY TO SECURE THIS TWO STOREY FORMER COACH HOUSE WITH INTEGRAL GARAGE AND BEING IDEALLY SITUATED IN THE SOUGHT AFTER HISTORIC OLD TOWN OF HASTINGS AND WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL AMENITIES, RESTAURANTS & SHOPS ALONG GEORGE STREET AND THE HIGH STREET AS WELL AS A SHORT STROLL TO HASTINGS SEAFRONT AND BOTH FUNICULARS ON THE EAST & WEST HILLS.

The Stables, a Period property formerly part of West Hill House now has approved Planning Permission for development into a three bedroom, three bathroom contemporarily designed family house (Planning Reference - HS/FA/22/00920). The existing footprint will benefit from open plan first floor living space together with an integral garage and a rear ground floor courtyard with a first floor glass South facing Juliette Balcony and a feature wrap around rear West facing outside terrace.

Two further bedrooms with bathroom and en-suite facilities will sit nicely within the ground floor with a central returning staircase in the reception hall leading directly up to the open plan living space. Here, vaulted ceilings will be enhanced by extensive sky lighting together with the kitchen opening up and providing a great entertaining space for family & guests. This is seen as ideal opportunity for those wanting to reside and create a personally tailored home within the popular Old Town and to enjoy a seafront lifestyle whilst being close to Hastings mainline railway station connecting to London and Ashford International. Viewing is strictly by prior appointment with Sole Agents, Charles & Co.

Price £475,000

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- Old Town Development Opportunity
- Three Bedroom & Three Bathrooms
- Tucked Away Cul-De-Sac Location
- To be Sold CHAIN FREE
- Approved Planning HS/FA/22/00920
- Open Plan First Floor Living Space
- Close to the Beach & Restaurants
- Two Storey Loft Style Accommodation
- Enclosed Courtyard & Feature Terrace
- Will Provide an Integral Garage

Reception Hall

Bedroom

12'11 x 9'0 (3.94m x 2.74m)

En-suite Shower Room

Bedroom

12'0 x 9'10 (3.66m x 3.00m)

Bathroom/W.C.

9'0 x 6'0 (2.74m x 1.83m)

Open Plan Lounge/Diner

25'0 x 23'0 (7.62m x 7.01m)

Bedroom

13'3 x 9'0 (4.04m x 2.74m)

En-suite Shower Room

Outside

Integral Garage

21'0 x 9'0 (6.40m x 2.74m)

Rear Courtyard Garden

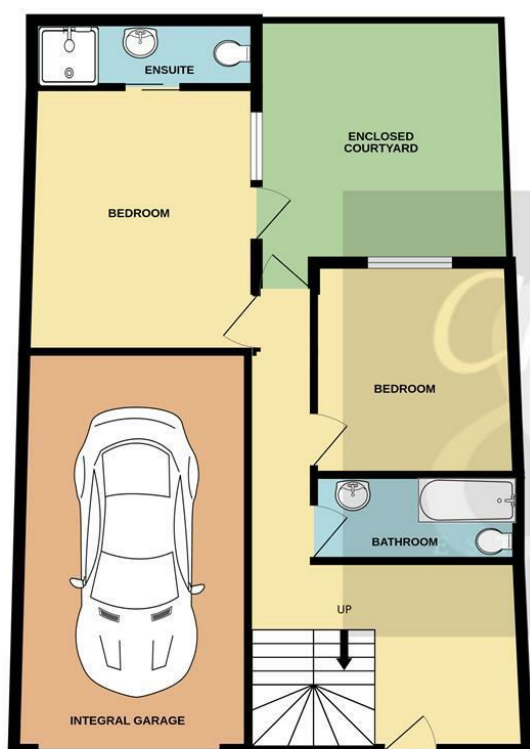
Wrap Around Terrace





Floor Plan

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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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