



JOHN BRAY & SONS

31 The Bourne
Hastings, TN34 3AY

Offers In The Region Of £495,000



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, Hastings, TN34 3AY

The property:

Believed to be one of the oldest surviving buildings in Hastings, The Old Court Hall is a remarkable late-15th-century timber-framed property dating from around 1450. Situated in the heart of the historic Old Town, the building occupies a prominent position at the southern end of what was once the town's medieval market square and court precinct. Grade II listed, it forms part of a significant medieval range at 27–31 The Bourne. Historic England records the property as a rare surviving example of a late medieval urban commercial building, retaining characteristic features including its jettied upper floor, exposed timber framing and crown-post roof.

The building is thought to have originally incorporated ground-floor commercial space with chambers above, reflecting the mixed residential and trading use typical of prosperous medieval towns.

The accommodation includes a charming kitchen overlooking the courtyard, a dining room and living room both featuring exposed beams and impressive fireplaces, together with a cloakroom on the ground floor. Upstairs, the master bedroom known as the Old Court Hall boasts a dramatic vaulted ceiling with exposed king-post timbers, leaded windows and a fireplace. Two further bedrooms, a shower room, and an attic room suitable for storage or study complete the accommodation. Outside, a sheltered stone-paved courtyard garden provides a delightful and private outdoor retreat.

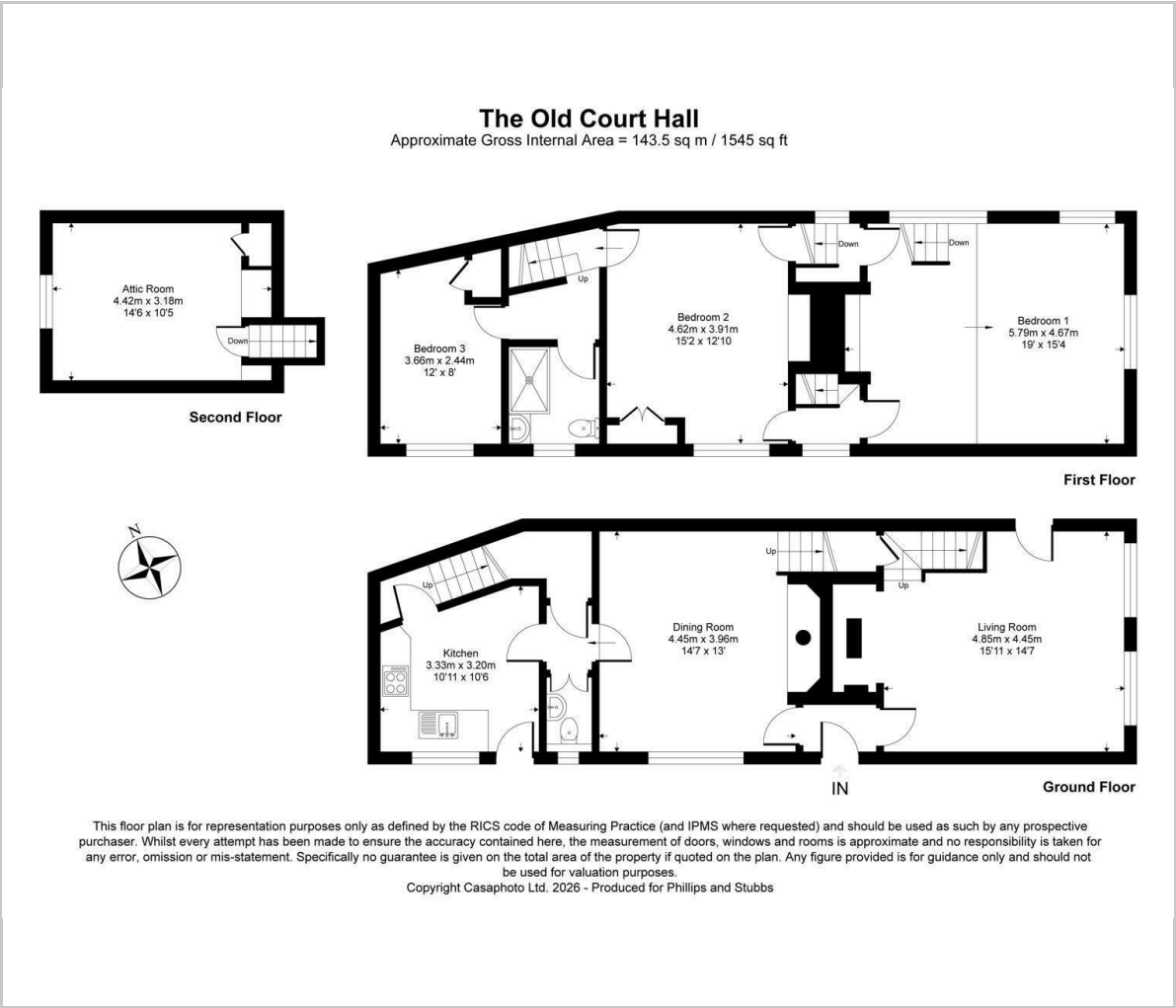




The Location:
 Situated in the heart of Hastings Old Town, this property enjoys one of the town's most sought-after historic settings. Characterised by its winding twittens (narrow pedestrian passageways), centuries-old timber-framed buildings and atmospheric streets, the Old Town offers a unique blend of heritage and coastal living. A vibrant selection of independent shops, galleries, cafés, restaurants and traditional pubs can be found nearby, while the seafront and fishing beach are just a short stroll away.



Floor Plan



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

