



TACKLEWAY HASTINGS

£395,000
Freehold

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Positioned neatly into the side of the East Hill in Hastings Old Town is this Grade II listed cottage on Tackleway. Its white-painted exterior and clay-tiled roof sits amongst rich greenery, while inside layers of original character unfold, giving the house an honest sense of age and continuity.

Inside

Entry is via a panelled timber door set beneath a shallow porch. Two reception rooms occupy the ground floor, where adjacent windows draw a soft, even light. Half height wooden panelling borders the room, while a fireplace with fluted surround anchors the space. Familiar details continue into the adjoining reception room, where an additional fireplace decorated with glazed tiling and brass hardware provides a focal point. A west facing window overlooks the garden.



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Stairs descend to the garden floor where the kitchen and dining room are defined by a more tactile material palette. Terracotta tiles run throughout, paired with a boarded ceiling painted in a soft white. At the centre, the exposed brick chimney breast houses an oven, with a heavy lintel overhead. Timber cabinetry lines the walls, its warm tones offset by green glazed tiles and pale worktops. Open shelving introduces a more informal arrangement with a simple dining space positioned centrally within the plan. A useful pantry sits neatly to one side, while a pretty, top hinged window allows southerly light.

Beyond, a utility area gives access to the garden and family bathroom, where a recessed skylight filters light across crisp white walls. Timber detailing and period appropriate fittings dress the space.

The uppermost floors hold two double bedrooms where neutral tones run throughout. Original joinery provides useful storage, with fireplaces in each bedroom adding a comfortable feature. To the rear, a familiar sash window gives elevated views of the West Hill and surrounding rooftops, with a view looking onto the East Hill at the front.



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Outside

A small courtyard sits to the front, enclosed by established planting, wrought iron fencing and twin pillars. To the rear, a larger, partially walled garden unfolds with areas of paving and raised planting softening the boundaries. A useful gated twitten sits to one side.

Area

Tackleway runs along the edge of Hastings Old Town, positioned between the High Street and the open expanse of East Hill. The street is known for its varied architecture and elevated position, with a network of narrow twittens and passages connecting back through the Old Town and down towards the sea-front. The High Street is within easy reach, offering a mix of independent shops, galleries and places to eat, while the East Hill provides immediate access to open green space and coastal walks.





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