

2 bed semi-detached house to buy in TN35

Old London Road, Hastings, East Sussex, TN35 5BH

£180,000 Starting Bid

x 2 x 1 x 2

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Secluded Hastings Cottage Setting
- In Need Of Renovation
- Two Characterful Period
- EPC Rating E

Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Tucked away in a secluded position in Hastings, this former workman's cottage has been part of one family's story for many decades. Now it is ready for its next custodian — someone who can bring it up to date while keeping the character and sense of history that make it feel like a proper home.

The house has an easy, practical shape to it. The living room gives you somewhere comfortable to settle at the end of the day, while the separate dining room creates space for everyday meals, longer lunches and evenings with friends. The kitchen sits alongside these rooms, making the downstairs feel connected without everything becoming one open space. There is also a downstairs shower room, useful for busy mornings and muddy walks home.

Upstairs are two bedrooms, with the proportions and feel you would expect from a period cottage rather than a modern box. There is enough flexibility here for a main bedroom and second bedroom, a home office for working from home, or a room that can change as life does.

Outside, the private front and rear gardens add another layer to the house. The rear garden is particularly useful as a quiet place to sit with a morning coffee, make the most of a summer evening or give children somewhere to play. Its tucked-away position adds to the feeling that, despite being in Hastings, you have a little pocket of your own.

The surrounding area keeps daily life straightforward. Local bus routes are close by, along with shops and well-regarded local schools, so much of what you need is within easy reach. It is the sort of location where the practical parts of the week can be handled without losing the feeling of coming home to somewhere private and peaceful.

There is also something appealing about taking on a house with a story already behind it. This cottage has been lived in and loved by the same family for many years; its next chapter will be about making the space work for a new generation, adding your own touches and creating memories of your own.

There is plenty of scope to extend subject to usual planning permission,

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1917

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

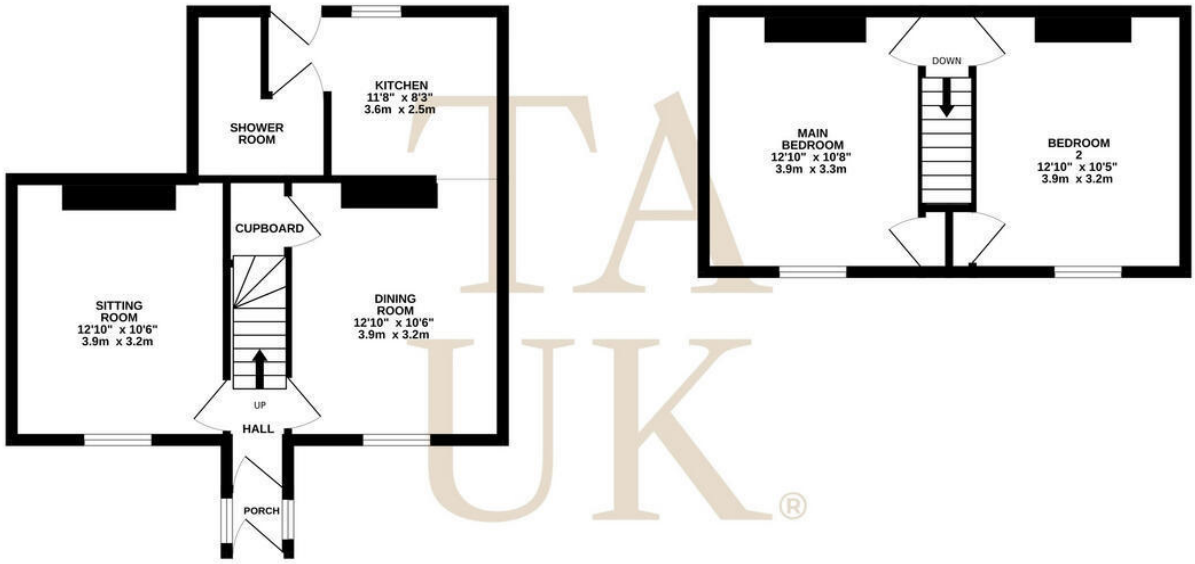
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

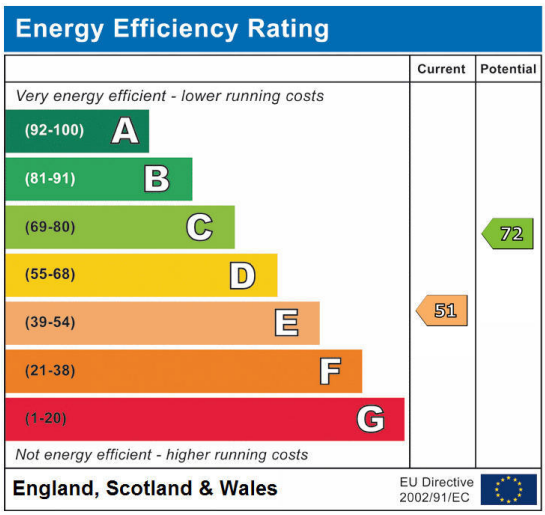
GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 776sq.ft. (72.1 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.
Made with Metropix ©2026



Old London Road, Hastings, East Sussex, TN35 5BH

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

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.