

INIGO



Croft Road II

HASTINGS, EAST SUSSEX

£450,000 FREEHOLD

Moments from the sea and the high street, this Grade II-listed, two-bedroom townhouse lies in the heart of Hastings' Old Town. It was built circa 1860 and is rich with period details, including floorboards, fireplaces and stained glass. Arranged across three storeys, the house has a versatile layout that includes a bright sunroom and a studio at the foot of a charming courtyard garden.

Setting the Scene

Hastings has gone through many iterations. Once a small fishing village, in the 14th century it became a smugglers' haven and later, following the Napoleonic Wars, a popular seaside resort. In more recent times, it has established itself as an artistic town, thanks in part to the opening of Hastings Contemporary.

Built around 1800, this house and its neighbour are a pretty stucco-finished presence on Croft Road, a street lined with historic architecture. Opposite is St Clement's Church, a Grade II*-listed sandstone rubble building that was predominantly built in 1380, with some later (though no less attractive) additions.

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The Grand Tour

At one end of the ground floor is an open-plan kitchen and dining area. Contemporary cabinets provide storage and clean lines, softened by the warm tones of polished plaster and the texture of exposed beams. A snug lies to the front - an intimate boarded nook for reading or conversation with a cast-iron wood burner at its centre.

Ascending to the first floor, the living room is bathed in natural light and opens out through double doors into a sun room, a serene space with direct access to the walled courtyard garden. A second bedroom is also found on this level, currently serving as a study, offering a quiet retreat for work or rest.



The principal bedroom crowns the top of the house, tucked beneath the eaves, and is paired with a well-appointed bathroom with a full-sized bath with a shower over and traditional tiling.

A separate garden studio sits discreetly within the courtyard and is a light and voluminous space, ideal for creative pursuits.

The Great Outdoors

The brick-walled courtyard is paved with slabs and decorative brick. A mature wisteria trails across a doorway that provides convenient access to the twitten behind.

Out and About

Hastings is a thriving town, perennially popular with creative communities. Such are the idiosyncrasies of the area that, in 1990, art critic Jonathan Meades suggested the town be renamed 'Bohemia'.

The old town is home to some legendary antique traders and independent retailers, including AG Hendy and Co, Warp and Weft, Hawk & Dove, Vintage Bird, Robert's Rummage, and Hastings Antiques Warehouse. Art galleries are likewise abundant; the most significant is perhaps Hastings Contemporary (formerly the Jerwood Gallery) designed by HAT Projects, though there are many others of note, including The Rebel Gallery, Lucy Bell Fine Art and The Memorial Gallery.

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An ever-growing number of restaurants are boosting Hastings' gastronomic reputation, including Rock-a-Nore Kitchen, The Crown, The Albion and local stalwart Maggie's Fish and Chips. On the High Street, Judges Bakery (founded in 1826) and Penbuckles delicatessen are perfect community food shops.

Hastings is known for its live music scene, and Sunday evenings are the best time to catch an act. The Stag on the East Hill holds lively folk nights, or for a more peaceful pint, The Jolly Fisherman has a fine selection of craft beers within its buttercup yellow walls.

This is a town rich in culture, where traditions live large; the raucously surreal Hastings Jack-in-the-Green celebrations are the largest of their kind in the country, and the town bonfire procession is equally evocative.

Hastings is also a brilliant foothold to explore other coastal spots and characterful towns. St Leonard's, Rye, Camber and Dungeness are all easily reached by car.

Hastings station is a 20-minute walk from the house, with frequent services to London Bridge and London Victoria station. Trains reach London Bridge in an hour and 20 minutes and Charing Cross in one hour and a half.

Council Tax Band: C

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.