

INIGO



Sinnock Square

HASTINGS, EAST SUSSEX

£550,000 FREEHOLD

Set in the heart of Hastings Old Town, this postcard-pretty two-bedroom cottage dates from the 17th century. The house extends over three storeys and retains many of its period features, including leaded casement windows and two inglenook fireplaces. A peaceful courtyard garden is nestled at the side of the cottage, which occupies a wonderful position on a quiet street just a 10-minute walk from the coastline. Hastings rail station is a 20-minute walk away, with regular services to London in approximately one hour and 25 minutes.

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.

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This cottage is nestled in one of the town's most famous 'twittens' (an old Sussex word meaning a narrow street), and has been featured on many postcards over the years. The building is thought to date from at least the 17th century. Many of its original features remain intact, including timber beams and exposed brickwork.

The Grand Tour

Neat stuccoed walls washed in light blue form the exterior of the house, punctuated by pretty leaded windows and a painted wooden door with cast-iron door knocker.

Entry is to a voluminous, light-filled sitting room, where dramatic dark timber beams run overhead. A magnificent inglenook fireplace with log burner and exposed brickwork stretches across the wall, while elsewhere stone walls have been washed in fresh white. A set of French doors unfold onto a private garden with stepped terraces that capture sunlight across the day.

A set of stairs ascends to the first floor, where a country-style kitchen is illuminated by a leaded French window placed above a window seat with storage beneath. Tiled walls and worktops add character here, and there is space for bar seating for two. There is a built-in Miele oven and separate hob, and cork flooring runs underfoot.

Adjacent to the kitchen is a spacious dining room with criss-crossed beams overhead. An original inglenook fireplace with exposed brick chimney is a focal point, while a series of French windows allows light to pour into the space.

A bathroom is also found on this floor, added as a later extension to the main house. It has a bathtub embraced by wood panelling washed in a light olive hue, and cork flooring underfoot. Soaring ceilings create a wonderful sense of volume here, punctuated by wooden beams that feature throughout the house.

A staircase leads up to the second floor, where there is a bedroom with gently sloped walls and large French windows. The principal bedroom is accessed via another short flight of stairs, and has arresting views of the rooftops and the hills beyond.

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The Great Outdoors

A split-level courtyard garden sits at the side of the house, and is the perfect spot for enjoying a morning cup of tea. The garden is embraced by brick walls and fencing and planted with fragrant roses, creating a tranquil spot for reflection.

Out and About

Hastings is a thriving town, perennially popular with creative communities. Such are the idiosyncrasies of the area that, in 1990, the 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 Rebel Gallery, Lucy Bell Gallery and Hastings Museum and Art Gallery.

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 Inn 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 and 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. There are a number of excellent schooling options in the area, including ARK Blacklands Primary Academy, Sandown Primary School and Nursery and St Richard's Catholic College.

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Hastings station is a 20-minute walk from the house, with frequent services to London Bridge and Charing Cross station. Trains reach London Bridge in approximately an hour and 25 minutes, Charing Cross in 95 minutes.

Council Tax Band: C

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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.