

INIGO



Tackleway II

HASTINGS, EAST SUSSEX

£400,000 FREEHOLD

This characterful end-of-terrace lies at the heart of Hastings Old Town. Pared-back interiors and a neutral palette allow its period character to pervade each space and corner, with plenty of original features and accent details present throughout. To the rear, the private patio garden provides an ideal spot for taking in the restorative salty sea breeze. The capital can be easily accessed, with direct trains from Hastings' station reaching London Bridge in around 90 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. Inaugurated in 1891, the West Hill Cliff Lift funicular railway has retained its original Victorian coaches and even today allows visitors to admire panoramic views of the town and sea.

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Tackleway was one of the last areas in the Old Town to be developed due to its tricky terrain on the cusp of East Hill and the Hastings cliff line. Most of the houses in the area were built at the end of the 18th century and in the first half of the 19th century, such as this house, which was built in 1880.

The Grand Tour

Perched on the edge of Hastings East Hill, the house is tucked away on a quiet paved terrace. Its orderly white-washed façade frames a neat sage-green front door and is punctuated by tall sash windows.

Past a small set of steps, the door opens to the hallway on the ground floor. To the left of the hallway is a dual-aspect living room that extends across the entire floor. There are sash windows on each side of the room, drawing in plenty of natural light while offering views of both the town and the hills. A focal point is provided by a large fireplace with a wood burner and oak mantelpiece.

Accessed from the hallway, the staircase and original railing have been stripped back to their original finishes. A new railing has also been installed on the wall for ease. A sash window at the half-landing washes the stairs and hallway in natural light.

The well-appointed kitchen and dining room occupy the basement floor. A shaker-style kitchen area is organised in an L-shape configuration and fitted with teal-blue units complete with matching wall panelling. Open shelving, hanging rails and ample work surfaces provide the ideal space for comfortably cooking and hosting. A stainless steel drainboard sink is topped by a sash window overlooking the patio garden, which is accessed directly via a door from the kitchen.

A comfortable bathroom with a shower over the bath and white-painted floorboards is also sited on this storey.

On the first floor there are two bedrooms, both fitted with large windows set in their original timber frames. The bright, south-east-facing principal bedroom overlooks the green slopes of East Hill. The second and similarly bright bedroom overlooks the Old Town's narrow streets and rooftops.

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The Great Outdoors

At the rear of the house, a lovely private patio extends out of the kitchen. Enclosed within brick walls on all sides, it offers a quiet spot to bookend the day with a morning coffee or afternoon aperitivo.

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 The Rebel Gallery, Lucy Bell Fine Art and The Memorial 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 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 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.

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.

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Council Tax Band: B



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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.