

# JOHN BRAY & SONS



34 St. Marys Terrace

, Hastings, TN34 3LR

**Offers In Excess Of £900,000**



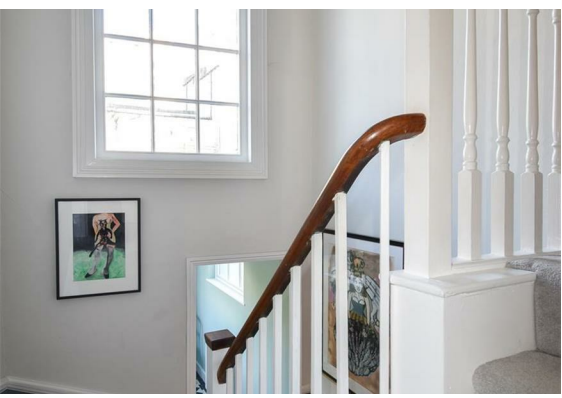
## 34 St. Marys Terrace

, Hastings, TN34 3LR

The property: an attractive four bedroom, four bathroom Victorian house boasting unrivalled townscape and sea views across Hastings, towards the English Channel and Beachy Head. The versatile accommodation has been sympathetically refurbished and redecorated throughout enjoying a plethora of original features. You enter on the ground floor which is currently used as a self contained one bedroom apartment with a bay fronted living room, separate kitchenette, a double bedroom, bathroom and access to an area of courtyard garden. The utilities have not been split therefore it could easily be used as one large residence. The main living space spans the first floor of the property comprising an impressive reception room with a large bay window framing a stunning Southerly aspect and views across the rooftops towards the sea. Double doors open through to the kitchen/breakfast room, the kitchen enjoys a feature fireplace, a central island with a breakfast bar and there is a separate utility room with a downstairs cloakroom. Spanning the two upper floors there are three double bedrooms along with a family bathroom, in addition two of the bedrooms benefit from en-suite shower rooms. The landscaped rear garden is arranged over ascending tiers and planted with mature plants and trees, there is a second area of garden and a summer house. To the front of the property there is a driveway providing off road parking.

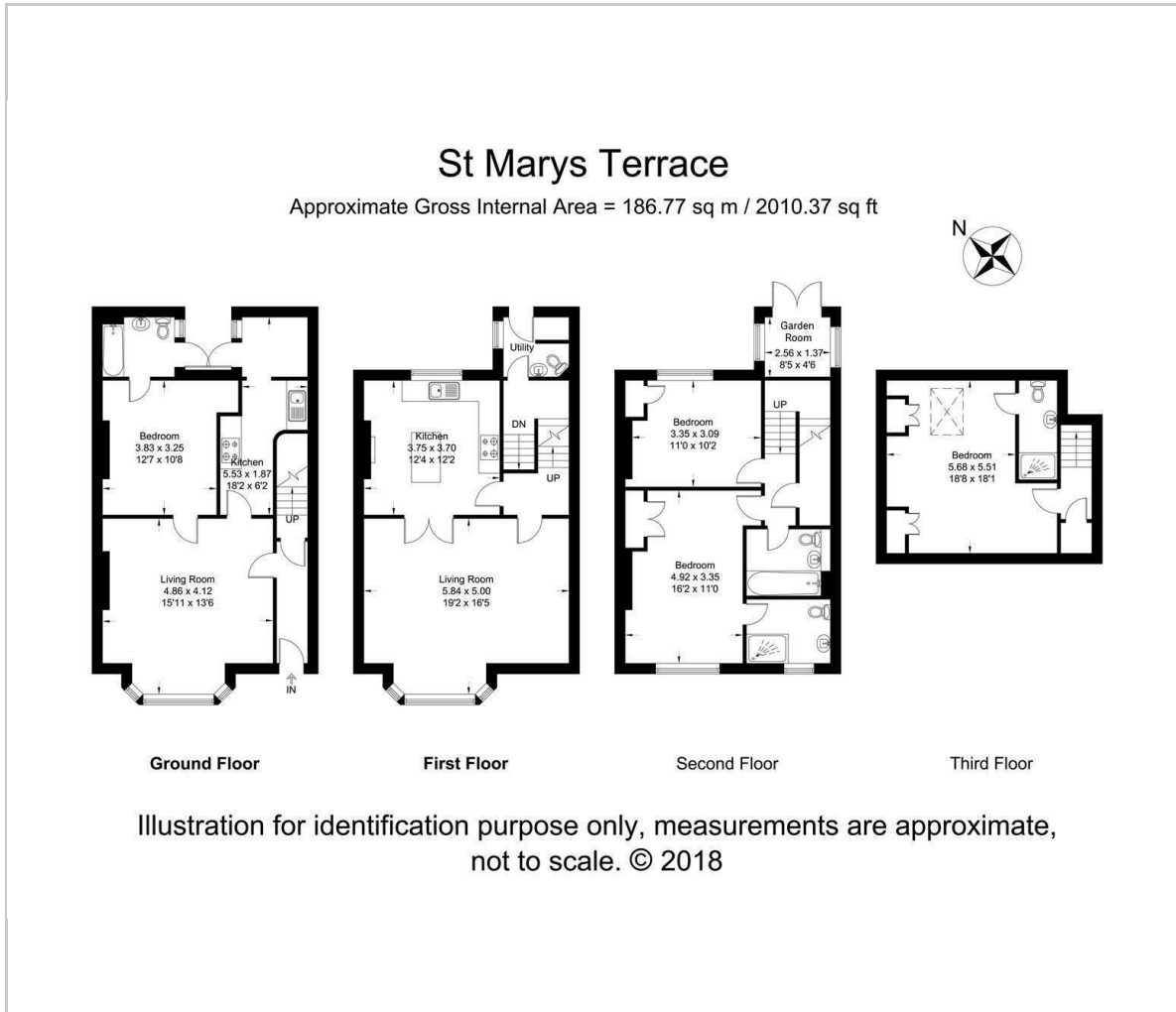
The location: situated in a desirable





position on the West Hill it's enviably placed equidistant to Hastings Old Town and Hastings Town centre offering local independant stores, restaurants and traditional pubs together with a mainline railway station with connections to London.

## Floor Plan



## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

