

# JOHN BRAY & SONS



11 St. Thomas's Road  
Hastings, TN34 3LG

£1,700

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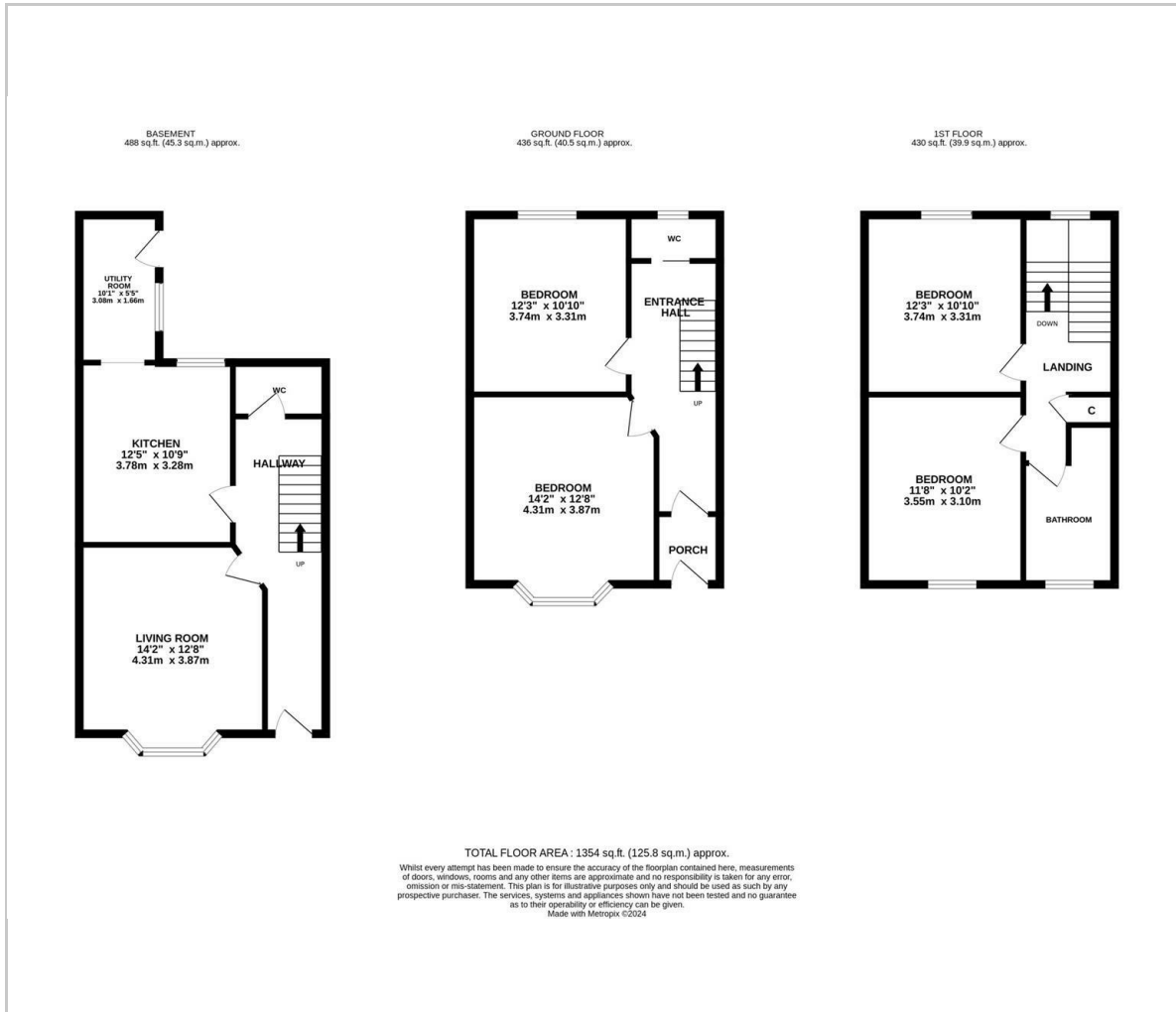
The property: a newly refurbished four bedroom, three storey Victorian house. The accommodation here has been completely renovated to a high standard with accommodation on the lower floor comprising a bay fronted living room, a downstairs cloakroom and a stylish kitchen with integrated appliances, quartz worktops and a large utility room with access out to the rear garden. Engineered oak flooring flows throughout the living spaces while the rest of the house is fitted with newly laid carpet. Four double bedrooms span the upper two floors together with a luxury family bathroom where there is a bath and a separate shower enclosure. There is also an additional cloakroom on the half landing and from the rear of the property you can enjoy far reaching views across the neighbouring rooftops. Available immediately.

The location: situated in a sought after spot on the West Hill this fantastic property is conveniently located within walking distance to a local shop, a primary school, Ore railway station and equidistant to Hastings Old Town and Town centre.





## Floor Plan



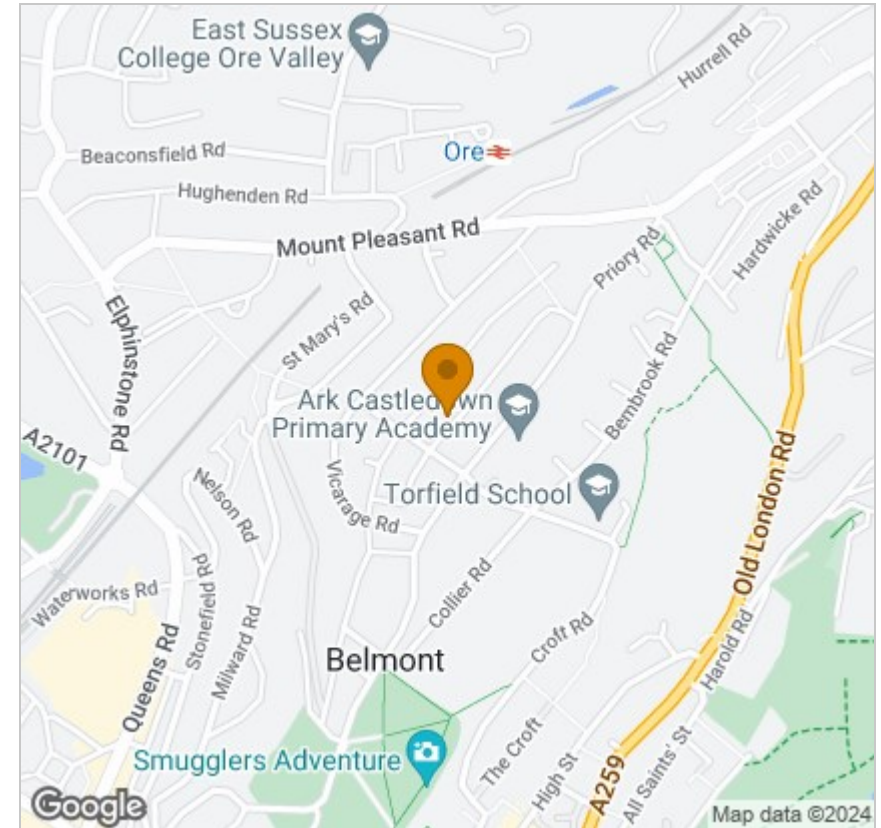
## Viewing

Please contact our John Bray Hastings Lettings 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 firms 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

