

JOHN BRAY & SONS



48 The Bourne , Hastings, TN34 3AY

The property: a well presented three bedroom maisonette with a private paved garden. You enter via a private entrance where the accommodation comprises a large entrance hall, an impressive living room with a bay window framing views of Hastings Old Town. There is a separate kitchen and a downstairs cloakroom while the upper floor houses three bedrooms together with a family bathroom where there is a shower over the bath. The paved garden offers the perfect space to dine al-fresco. Available immediately.

The location: positioned in the heart of Hastings Old Town within immediate walking distance of Hastings seafront, local shops, restaurants and traditional pubs. Hastings Country Park is also within easy reach offering 900 acres of spectacular scenery and woodland with coastal paths leading to Fairlight and beyond.

£1,200 Per Month

48 The Bourne

, Hastings, TN34 3AY



- Maisonette
- Private entrance
- Three bedrooms
- Old Town views
- Large sun terrace
- Available immediately

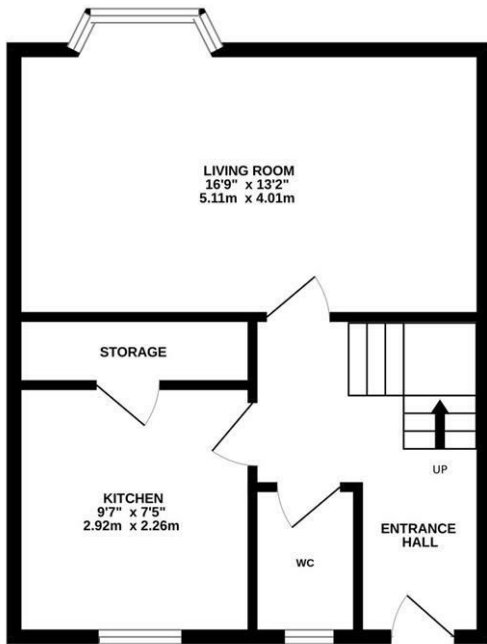


[Directions](#)

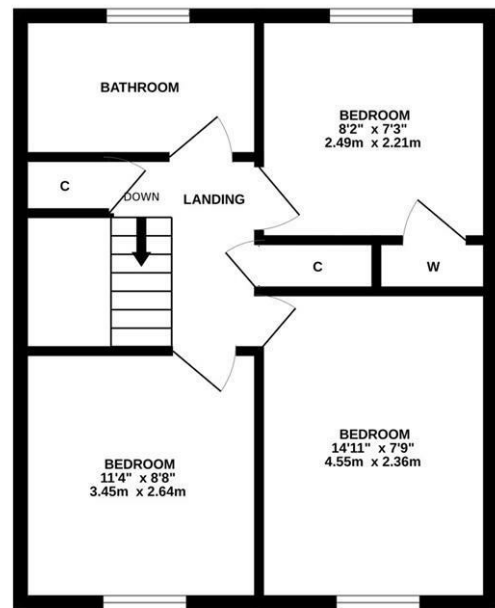


Floor Plan

FIRST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



SECOND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	