

# JOHN BRAY & SONS



11a George Street  
, Hastings, TN34 3EG

Offers In Excess Of £220,000



## 11a George Street

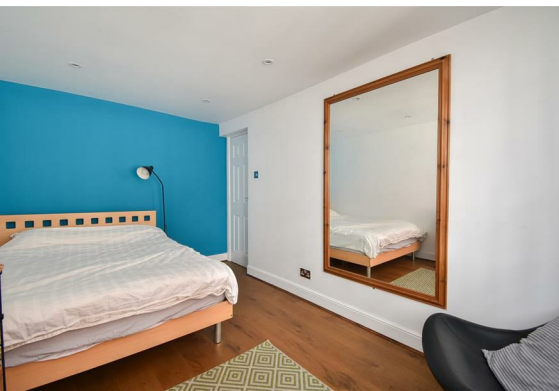
, Hastings, TN34 3EG

The property: a spacious one bedroom maisonette with accommodation spanning two storeys located within this Grade II listed building in the centre of Hastings Old Town. You enter the apartment on the first floor where there is a generous living space with stairs rising to the second floor which houses the kitchen/diner with a built-in storage cupboard that provides plumbing for utilities and access to the loft. There is a newly fitted shower room and double bedroom which enjoys a front aspect with an outlook along the picturesque George Street.

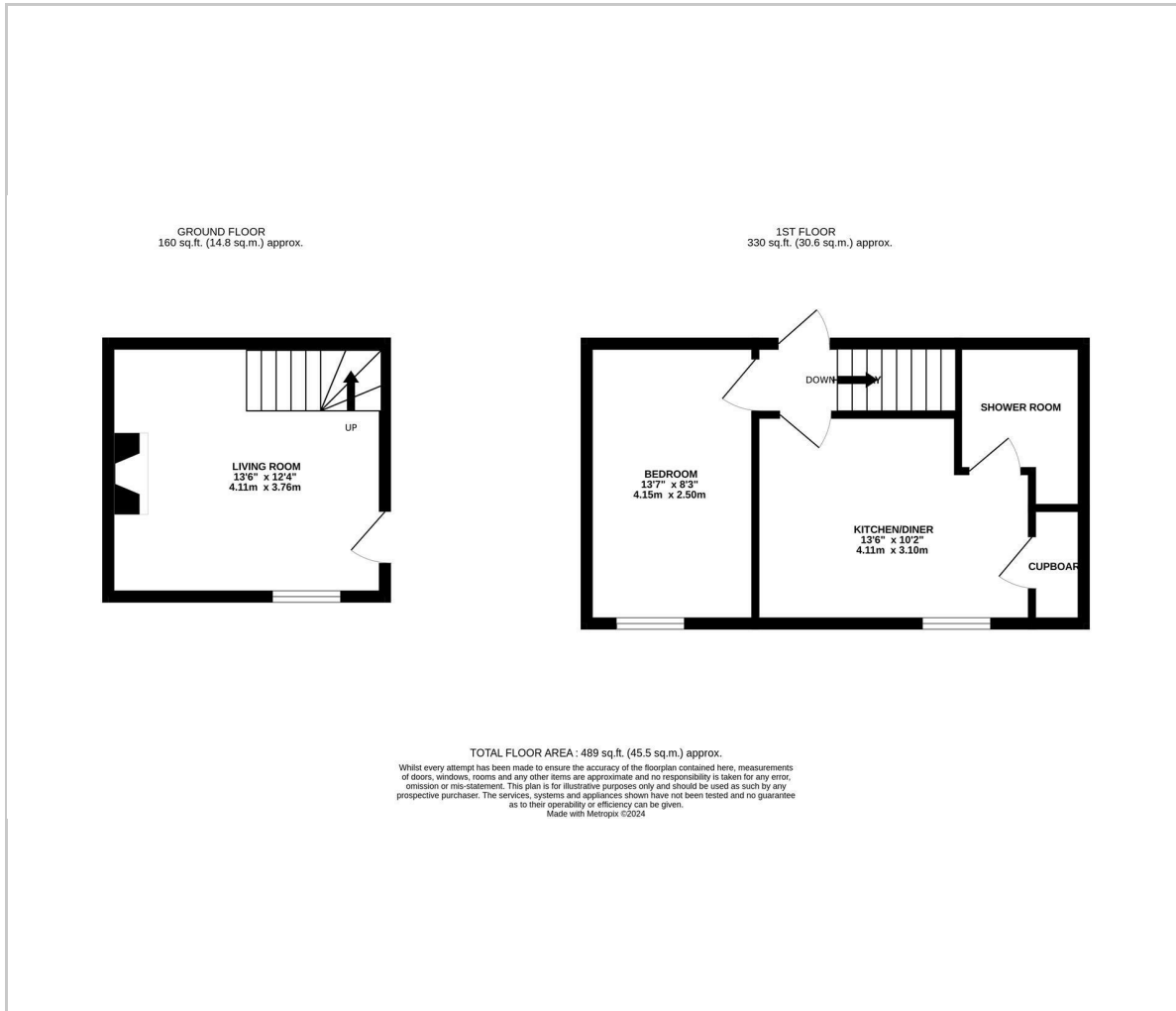
The location: situated in the heart of Hastings Old Town it is enviably positioned within immediate walking distance of the seafront and beach, The Stade and with local independent shops, restaurants and traditional pubs on your doorstep. Hastings Town centre offers additional shopping and leisure facilities along with a mainline railway station with connections to London.

- Council Tax band A
- Lease term remaining approx. 150 years
- Maintenance £1,348.60 per annum





## 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

