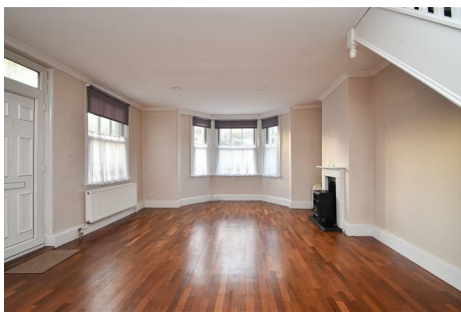


JOHN BRAY & SONS



Garden Cottages All Saints Street , Hastings, TN34 3BQ

The property: a spacious two bedroom detached house with off road parking. The accommodation here comprises a large living room which is open to the modern fitted kitchen. The front door is accessed via a Twitten running from All Saints Street to the Bourne and there is a side door leading from the kitchen to the driveway which provides off road parking for one vehicle. On the first floor there are two bedrooms together with a family bathroom. Available early June.

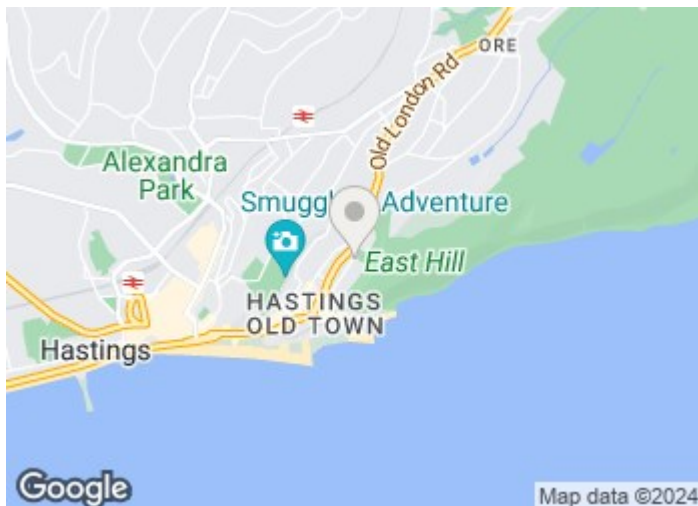
The location: Accessed via The Bourne in the heart of Hastings Old Town it's within immediate walking distance of The East Hill, the seafront, good bus routes and local independent shops, restaurants and traditional pubs.

£1,300 Per Month

Garden Cottages All Saints Street , Hastings, TN34 3BQ



- Detached house
- Available June
- Attractive views
- Driveway providing off road parking
- Modern fitted kitchen
- Walking distance to the beach
- Heart of Hastings Old Town
- Two bedrooms

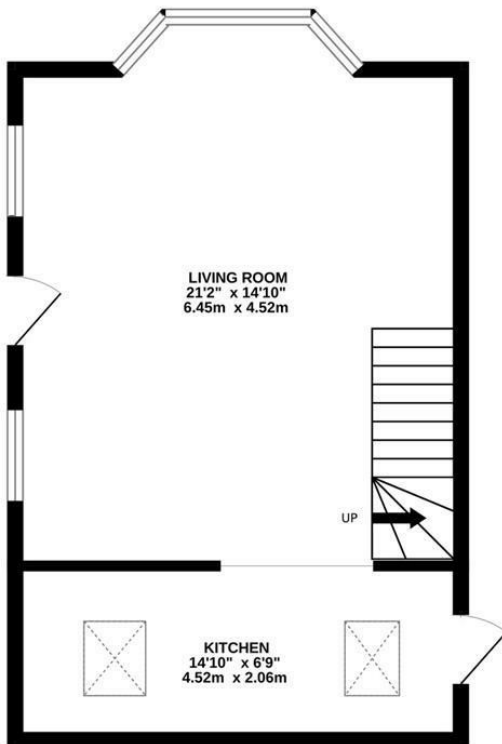


[Directions](#)

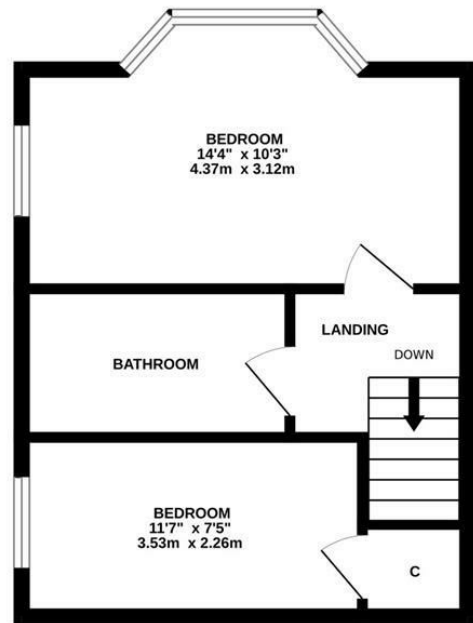


Floor Plan

GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	