

# JOHN BRAY & SONS



14 Tackleway  
Hastings, TN34 3DE

£650,000



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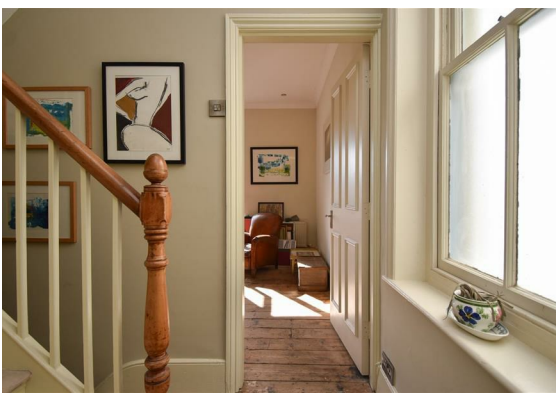


## 14 Tackleway

, Hastings, TN34 3DE

The property: a stunning three storey Victorian house located in an idyllic position in Hastings Old Town. The accommodation is presented to an excellent standard throughout and enjoys a versatile layout with a wealth of original features including original sash windows, charming fireplaces and exposed floorboards. You enter on the ground floor which comprises a reception room which is currently used as a study, enjoying a front aspect with attractive views of the East Hill, there is a double bedroom on this floor with an open fireplace and double doors leading out to a West facing sun terrace; perfectly positioned to enjoy the afternoon sun late in to the day. The lower floor houses the living room which is fitted with a wood burning stove and is open to the orangery which provides space for a dining table and access to the rear garden beyond. The fitted kitchen benefits from a utility cupboard, space for a range style oven and the family bathroom is also located on this floor. On the upper floor there are two double bedrooms along with a shower room with w/c. From the rear of the property there are far reaching views across the valley of the Old Town towards the English Channel, the rear garden has been mainly paved to offer a low maintenance space which is bordered by mature flower beds and has been used to host many charity open garden events over the years.

The location: positioned in the heart of Hastings Old Town and on the cusp of the East Hill and Hastings Country Park it's ideally located to enjoy all that

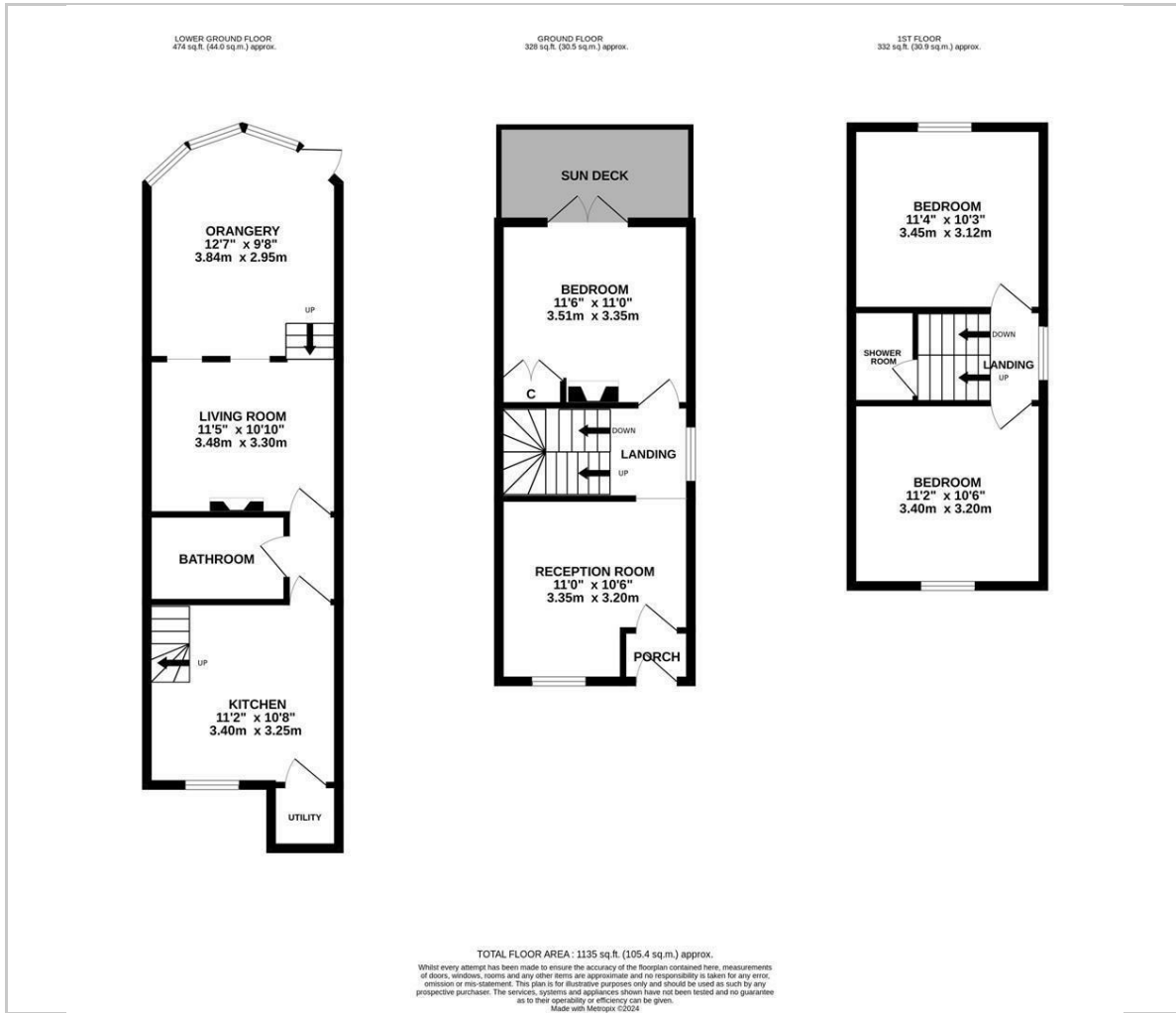




the Old Town has to offer. It's within walking distance of local restaurants, traditional pubs, independant shops, antique stores and the beach.



## Floor Plan



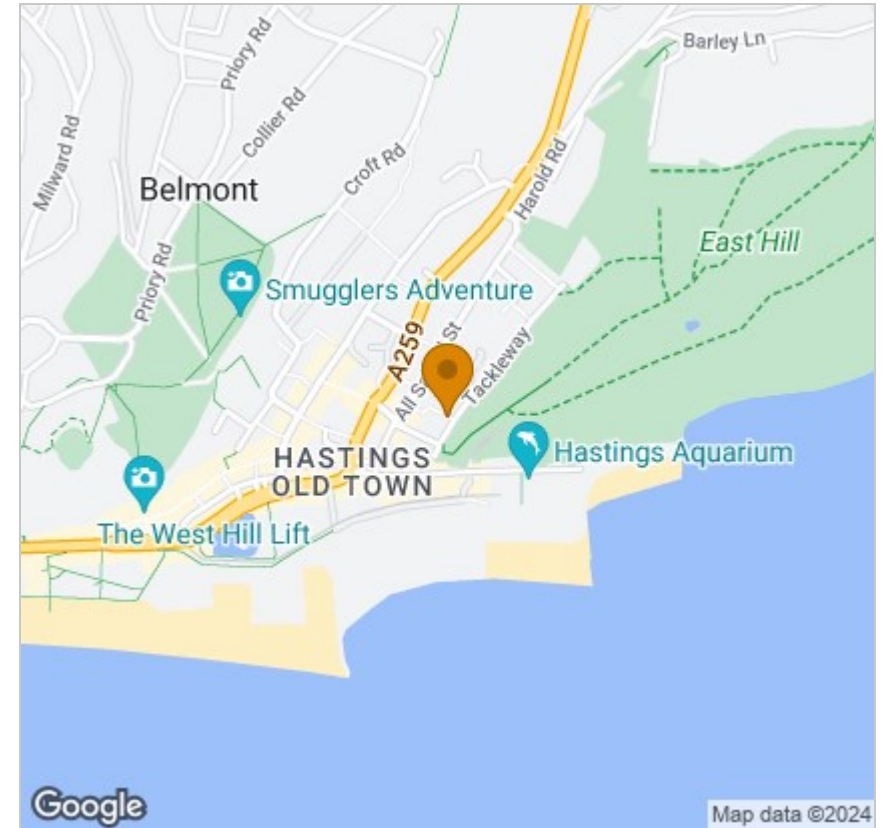
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

