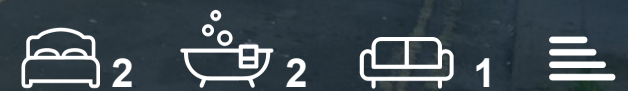


# JOHN BRAY & SONS



13 West Street  
Hastings, TN34 3AN

Offers In Excess Of £425,000





## 13 West Street

, Hastings, TN34 3AN

The property: this former Old Grain Warehouse has been converted to create a characterful home offering versatile accommodation which spans four floors and occupies a sought after position in Hastings Old Town. The open plan living space spans the first floor benefitting from a bright dual aspect, a Juliet balcony which enjoys a southerly aspect, a modern fitted kitchen with an 'L shape' worktop and original wide floorboards which flow throughout the house. A feature blue staircase rises to the second floor where there is a stylish shower room and large double bedroom, there are stairs leading from the bedroom to the uppermost floor which would make the perfect home office with picturesque views across the neighbouring rooftops towards the funicular railway on the East Hill. The lower floor houses the second bedroom together with a wet room and kitchenette/utility area, benefitting from the option to have a separate entrance this impressive space lends itself to a multitude of uses and could be used as a self contained studio to work from or use as a holiday let. Having been renovated by the current artist owner and featured in a magazine this fantastic property offers a unique feel which would suit a creative individual looking for a home by the coast.

The location: situated within the heart of Hastings Old Town, one road back from the seafront it's enviably positioned to enjoy all that the Old Town has to offer. There are independent shops, antique stores and



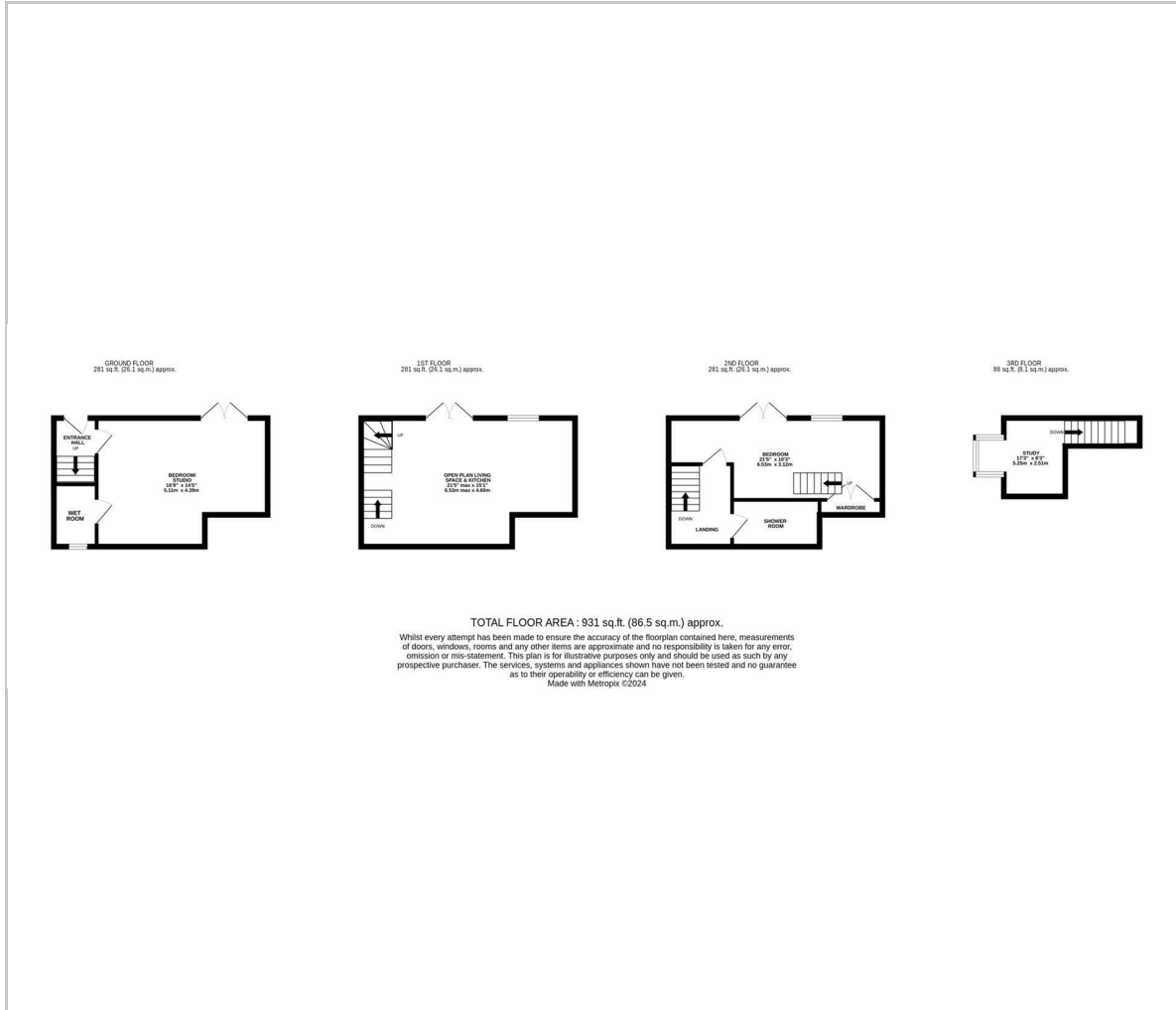




galleries on your doorstep along with traditional pubs and restaurants. The West Hill, Hastings Country Park and Hastings Town centre are all also within walking distance, Hastings Town centre offers additional shopping and leisure facilities together with a mainline railway station.



## 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 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

