

# JOHN BRAY & SONS



12 St. Marys Terrace  
, Hastings, TN34 3LS

Offers In Excess Of £400,000



## 12 St. Marys Terrace

, Hastings, TN34 3LS

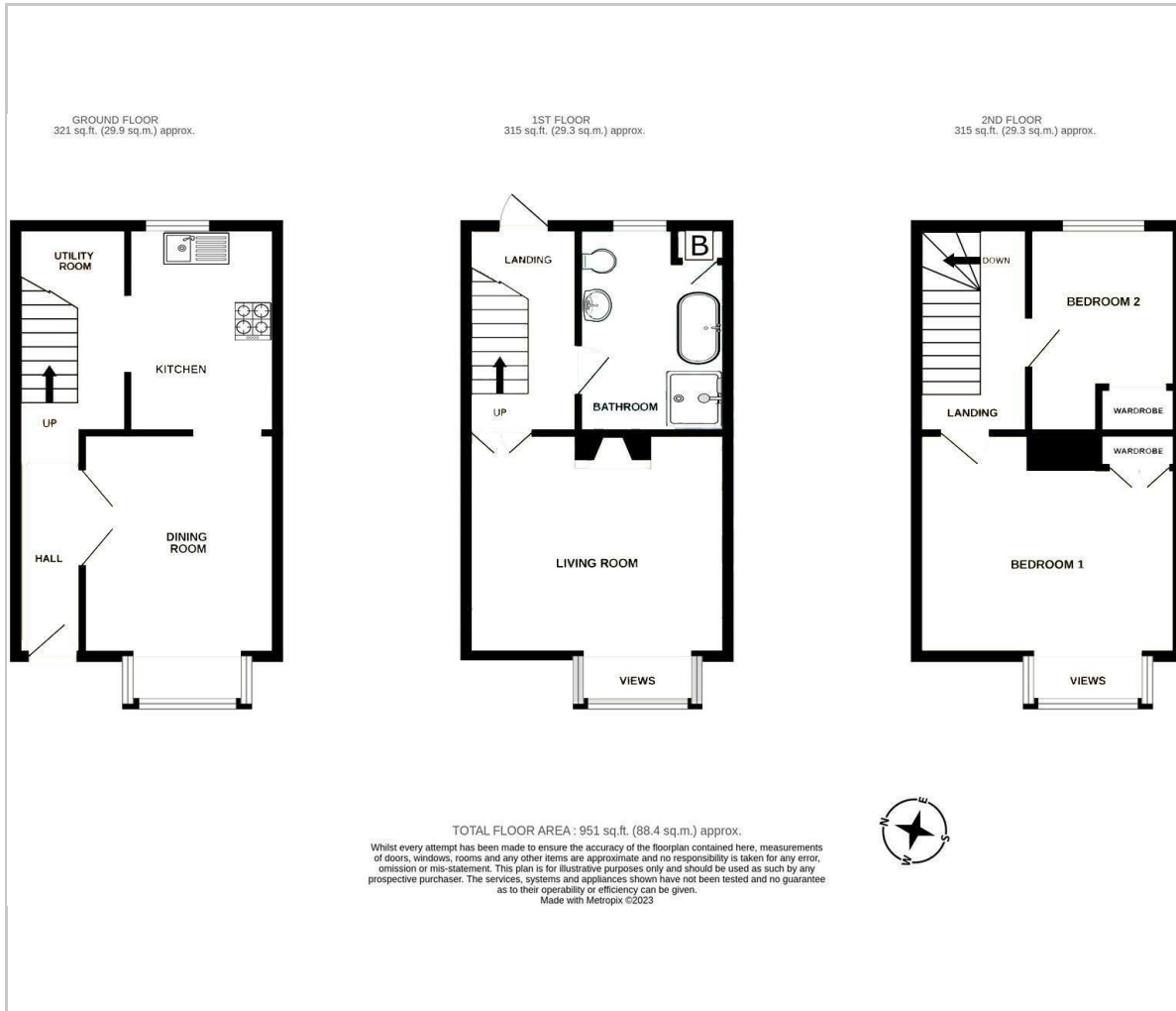
The property: a spacious two bedroom Victorian house positioned in a sought after location with far reaching sea views. Arranged over three floors the accommodation benefits from original features including exposed wooden floorboards which flow throughout. The ground floor comprises an open plan kitchen and dining room while the main living space is positioned on the first floor with a large bay window framing a lovely outlook across the Town to the English Channel. The family bathroom is also on this floor, it is fitted with a freestanding bath with a separate walk-in shower and the upper floor houses two double bedrooms. Externally the rear garden is paved and bordered with raised flower beds creating an idyllic spot to dine outdoors. At the front of the property there is an off road parking space for one vehicle.

The location: positioned on the West Hill, equidistant to Hastings Old Town and Hastings Town centre. It's enviably placed within walking distance of independent shops, restaurants, Alexandra Park, the Queens Quarter and the beach. Hastings Town centre benefits from a mainline railway station with connections to London and Ore railway station is also within walking distance.





## Floor Plan



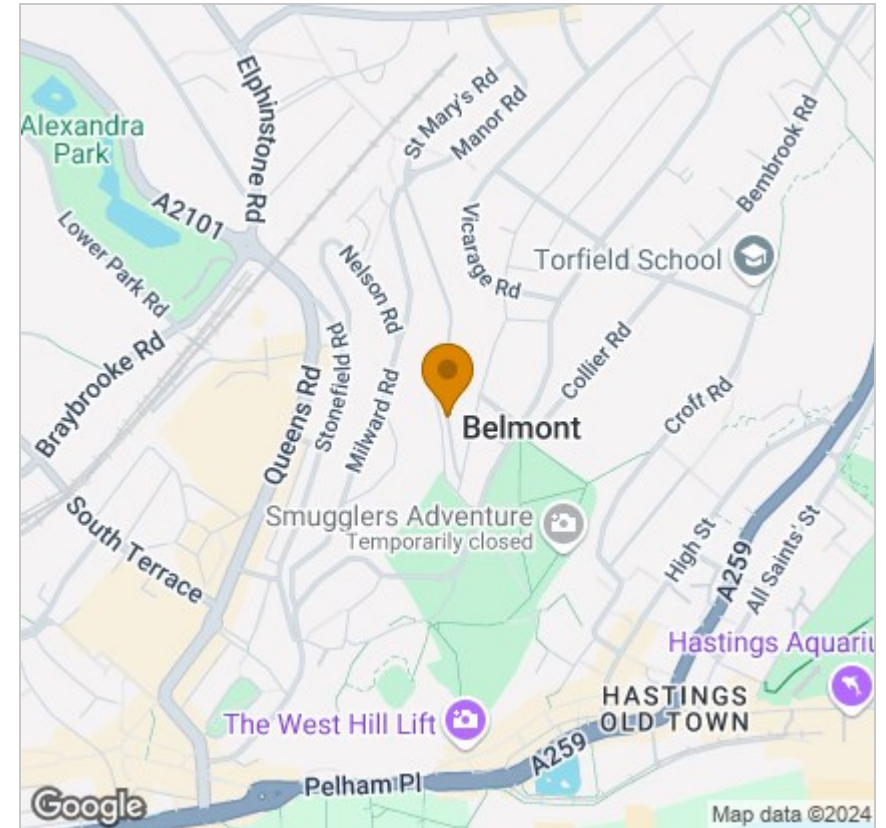
## Viewing

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 firms 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

