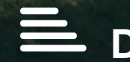


# JOHN BRAY & SONS



1 New Road  
Hastings, TN35 5HA

**Offers In Excess Of £550,000**



# 1 New Road

, Hastings, TN35 5HA

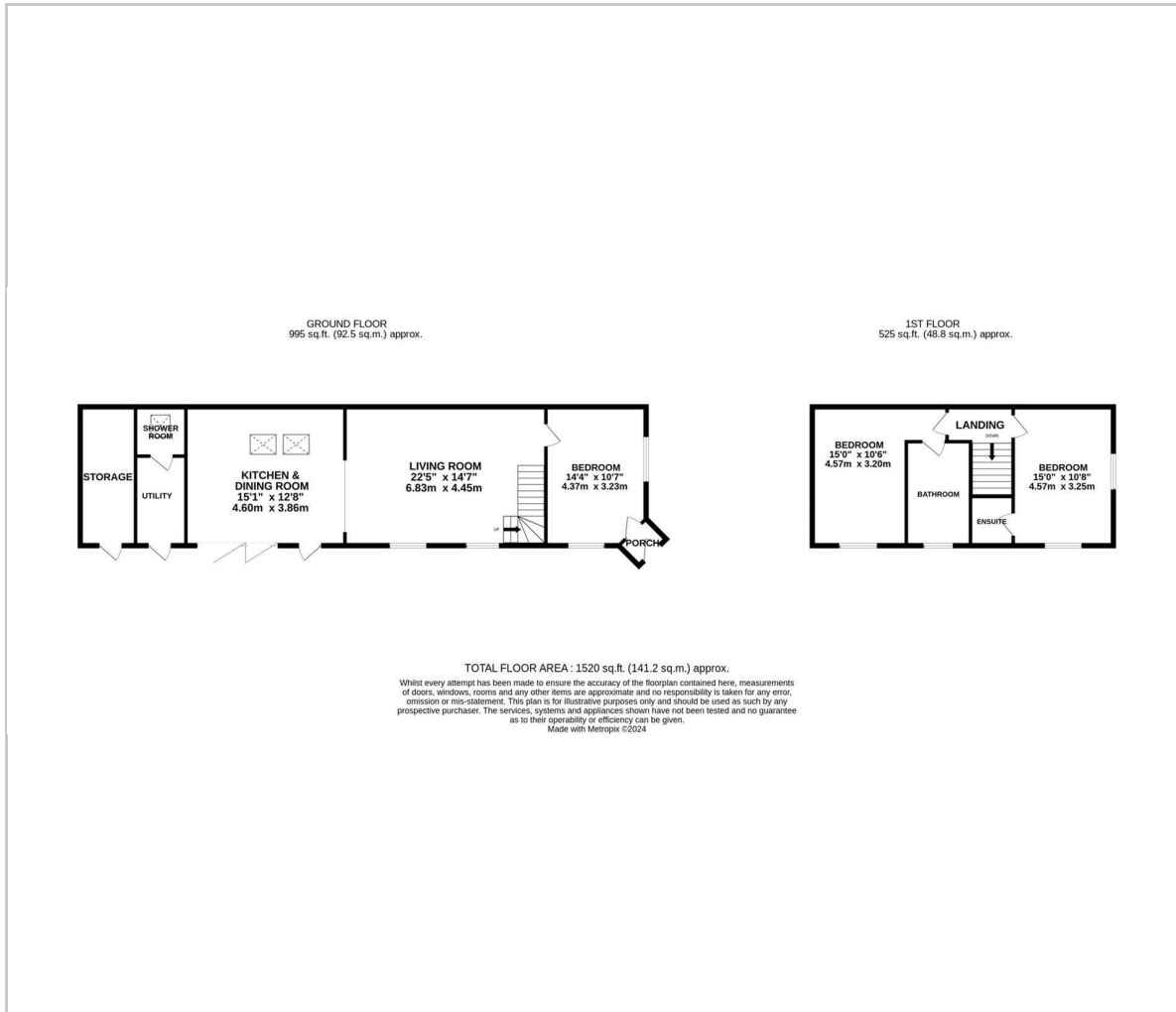
The property: a creative and contemporary three bedroom house with a landscaped garden, a garage and parking. The accommodation has been extended and recently undergone a sympathetic refurbishment to offer a modern open plan layout with a stylish kitchen and dining space which benefits from a breakfast bar, ample space for a dining table and bi-folding doors opening out to the garden. The kitchen flows through to the living room where there is a wood burning stove and large windows framing a lovely aspect of the garden, there is also a double bedroom on the ground floor together with a shower room and utility room while the first floor houses two further double bedrooms, both of which benefit from an en-suite bathroom. Externally the garden wraps around two sides of the property and has been landscaped to offer a large area of Indian sandstone patio which is positioned to enjoy the sun late in to the day with lawn beyond and screened by mature hedging. To the front there is a detached garage and off road parking.

The location: situated within easy reach of local shops at Ore Village and walking distance to Hastings Old Town and Hasting Country Park which offers over 800 acres of spectacular scenery and woodland with coastal paths leading to Fairlight and beyond





## Floor Plan



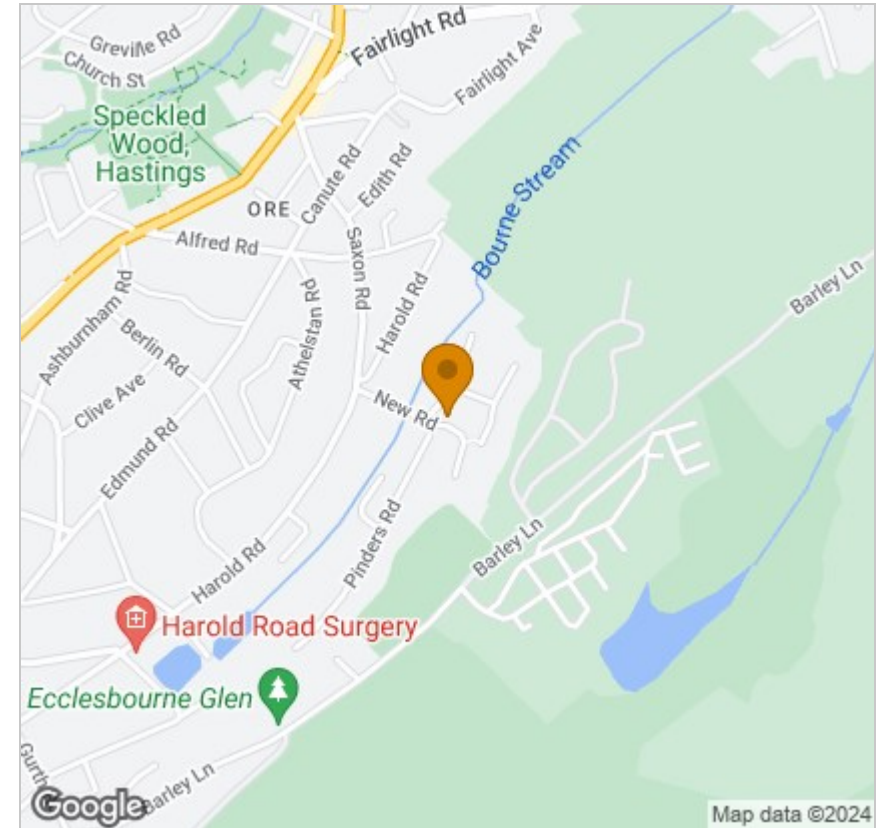
## Viewing

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

