

# JOHN BRAY & SONS



5 East Parade  
, Hastings, TN34 3AL

Offers In Excess Of £500,000

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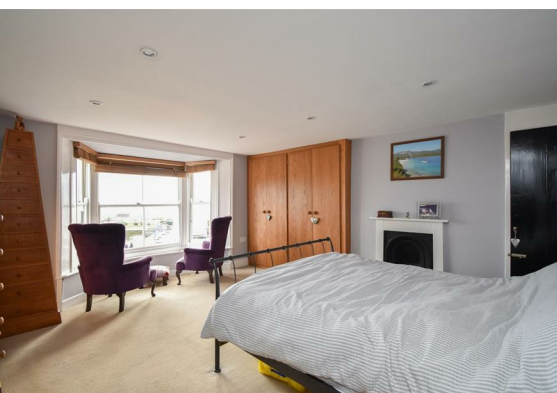
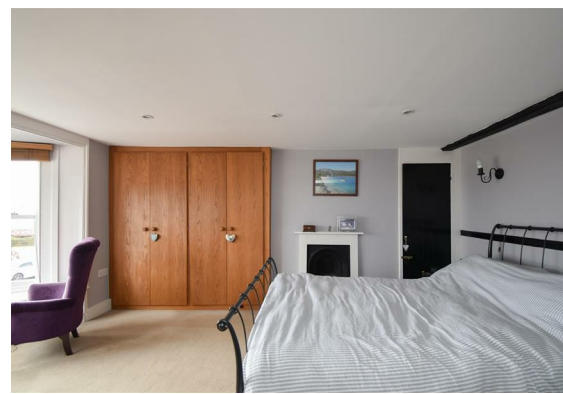
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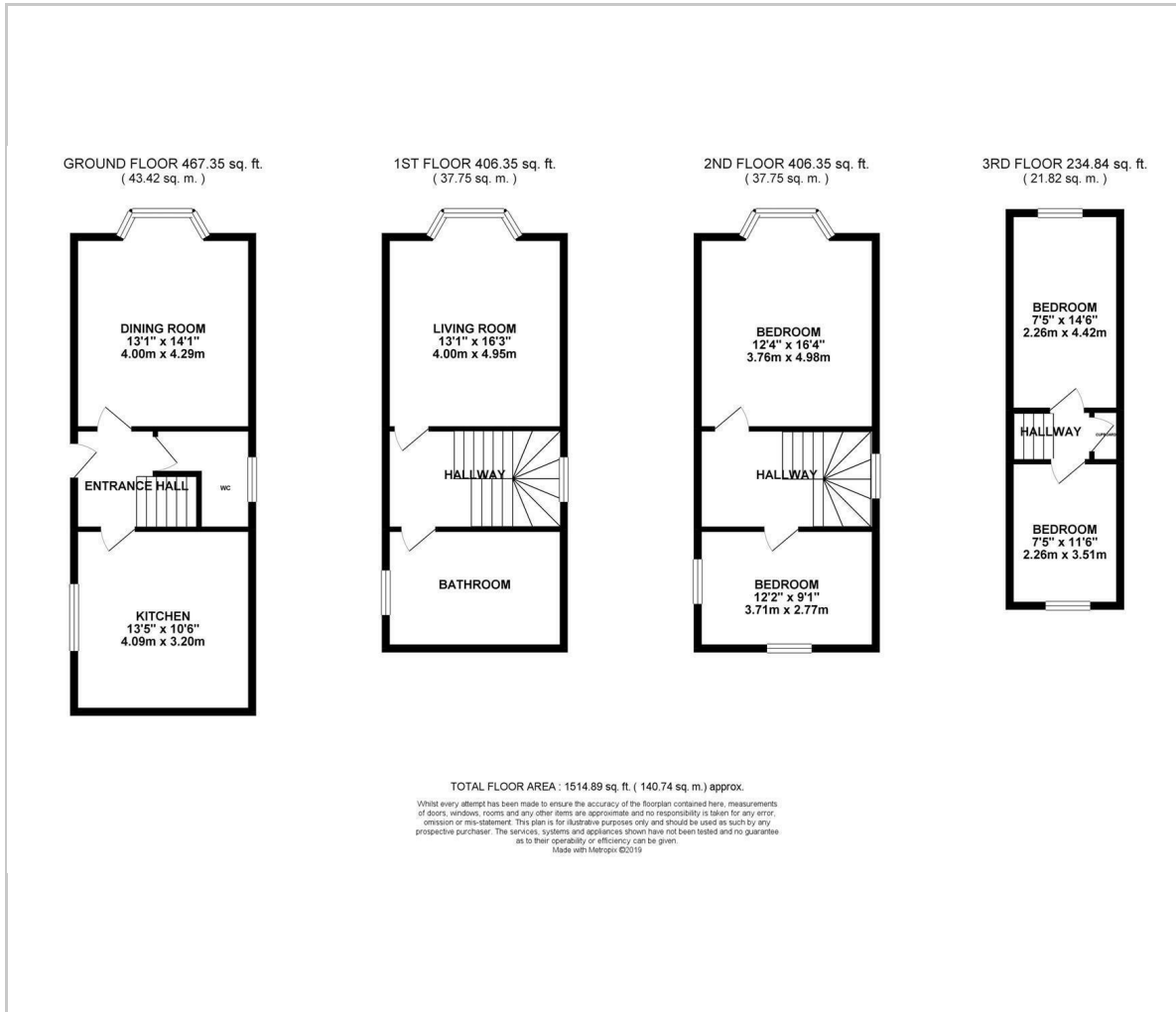
The property: a beautifully presented four bedroom Grade II Listed detached house located in a prime seafront location with uninterrupted views of the beach and the English Channel. With accommodation arranged over four floors it offers well proportioned, bright rooms with a versatile layout. You enter on the ground floor where there is a bay fronted dining room and separate large kitchen with fitted units providing space for appliances and room for a range style oven, with both rooms enjoying a tiled floor. There is also a useful downstairs cloakroom. The living room is on the first floor which has a feature fireplace and bay window where there are brilliant views across the Stade to Hastings beach and the English Channel, the family bathroom sits to the rear benefitting from a freestanding bath and separate shower enclosure. On the two upper floors there are four double bedrooms. The front of the property enjoys a Southerly aspect with large windows which capture the stunning views and allow the natural light to stream in throughout the day, built in the 1790's the accommodation here is packed full of features and period charm.

The location: situated in an enviable position in the heart of Hastings Old Town within immediate reach of the beach, Rock'n'Ore and Hastings Town centre where there is a mainline railway station with connections to London. Cobbled George Street and the High Street offer a selection of independently owned shops, eateries, the Jerwood Gallery and traditional pubs.





## Floor Plan



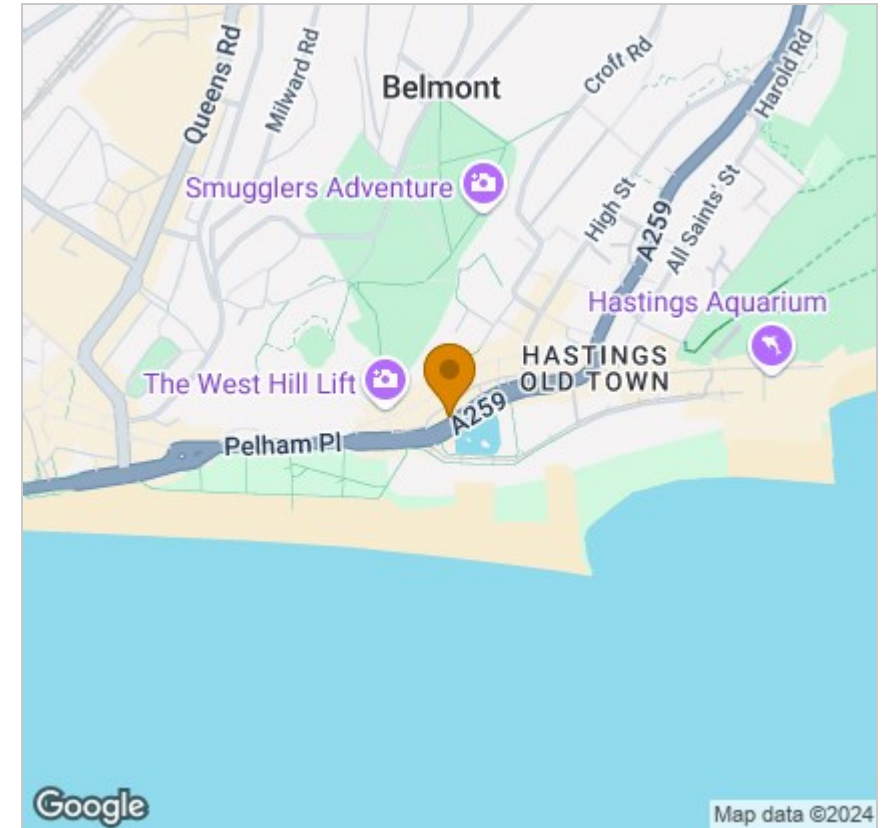
## Viewing

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

