

# JOHN BRAY & SONS



4 Burdett Place  
Hastings, TN34 3ED

Offers In Excess Of £750,000

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## 4 Burdett Place

, Hastings, TN34 3ED

The property: a beautifully presented Grade II listed, four storey Victorian house situated in an enviable and private location in Hastings Old Town with a picturesque outlook across the neighbouring rooftops towards the sea. Having undergone a sympathetic refurbishment the accommodation is presented to an exceptionally high standard where the luxury fixtures and fittings seamlessly blend with a wealth of original features. Entering in to a panelled hallway with a downstairs utility and cloakroom, the ground floor comprises a bay fronted living room which is fitted with a Pevex woodburning stove, this is open to the dining room to create a sociable, dual aspect space with the contemporary kitchen positioned at the rear of the property enjoying access to the courtyard garden. The kitchen is fitted with stylish units housing an integrated dishwasher, bean to cup coffee machine and space for a range style oven. On the first floor there is a generous reception landing which is being used as a snug with a feature fireplace fitted with a bioethanol fire, this leads to two double bedrooms and a stunning family bathroom where there is a freestanding bath. The main bedroom also benefits from an en-suite shower room with access to a Juliet balcony and the upper floor houses two further double bedrooms together with an additional shower room. From the rear bedroom there are double doors opening to a sunny roof terrace which provides ample space for outdoor furniture and enjoys a lovely outlook towards the English Channel.

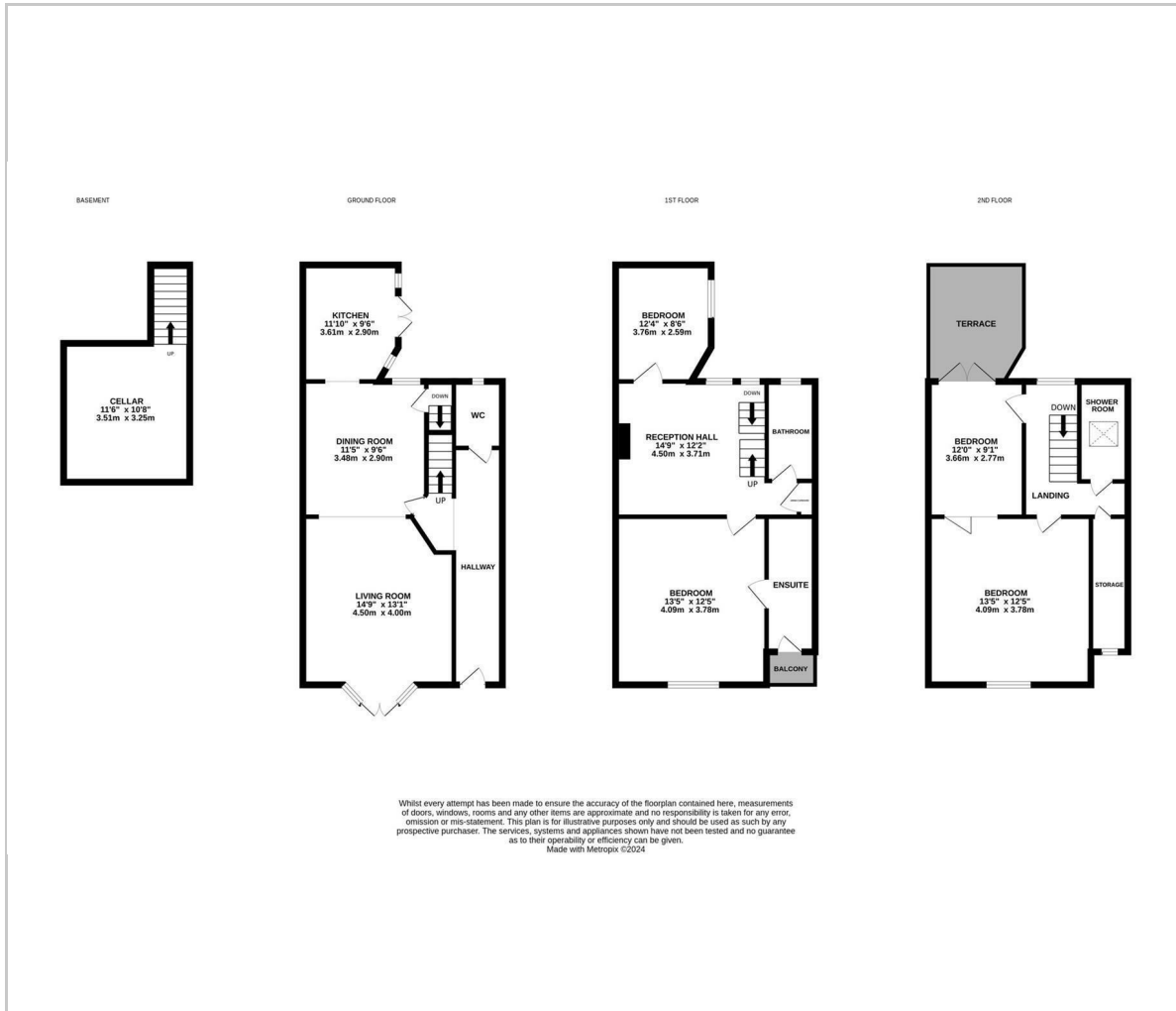




The location: accessed via a gated Twitten on George Street this fantastic property is positioned to enjoy all that the Old Town has to offer, with coffee shops, restaurants, traditional pubs and the seafront on your doorstep and you can easily reach the West Hill. Hastings Town centre is just a short stroll away offering additional shopping and leisure facilities along with a mainline railway station with connections to London.



## 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

