

# JOHN BRAY & SONS



162 Old London Road  
, Hastings, TN35 5LX

**Offers In Excess Of £270,000**



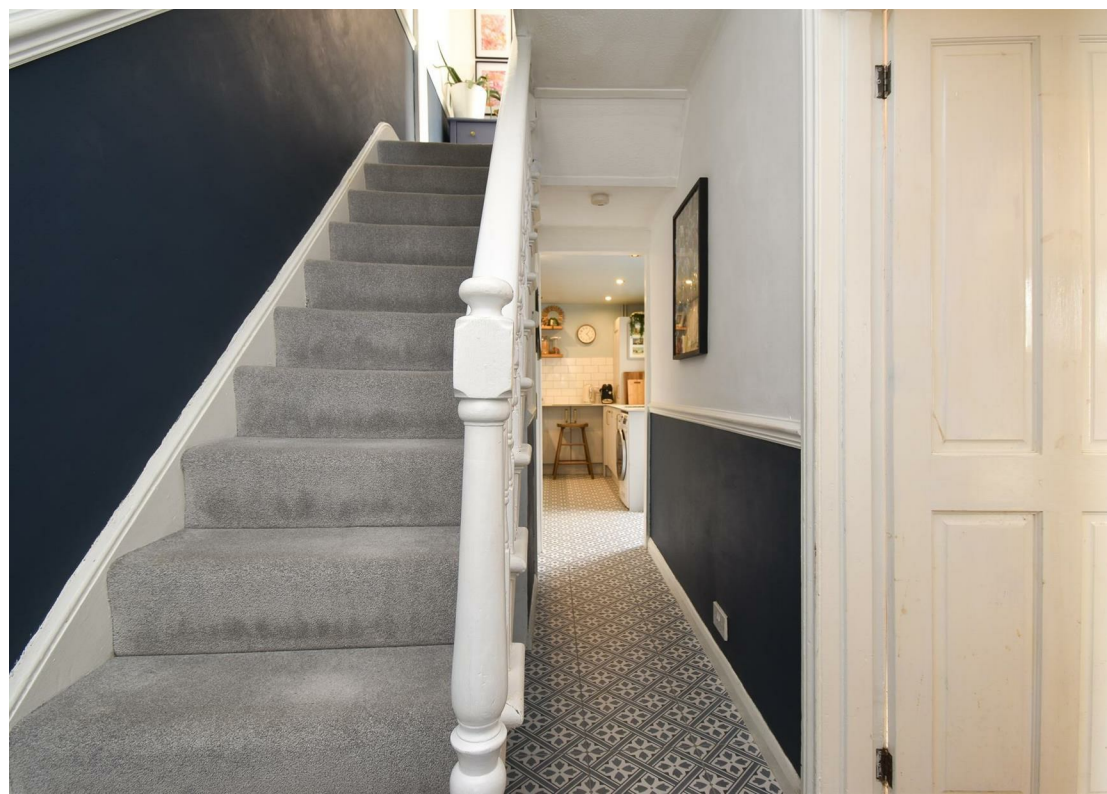
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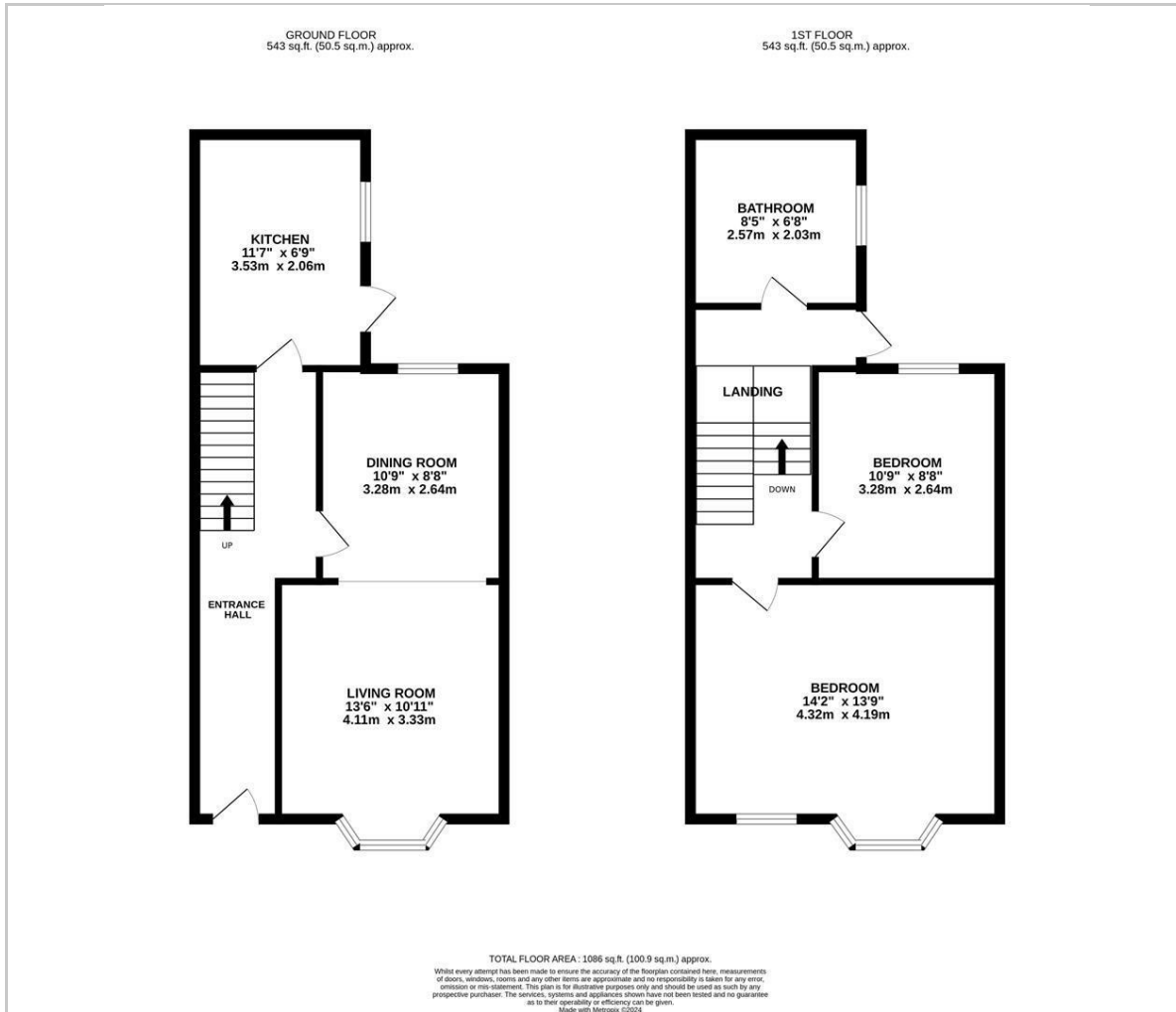
The property: an attractive two bedroom Victorian house with beautifully presented accommodation spanning two floors. You enter on the ground floor which comprises a bay fronted living room which leads through to the dining room to offer a dual aspect space, the kitchen is positioned at the rear of the property and has been recently fitted with stylish units housing integrated appliances to include a double oven, fridge/freezer and dishwasher, there is also access out to a level area of decking. On the first floor there are two double bedrooms along with a newly fitted family bathroom which enjoys underfloor heating, a bath and separate shower enclosure. From the landing there is access to an upper tier of garden which enjoys the sun throughout the day, access via a brand new steel walkway.

The location: situated in an enviable location just a short walk from Hastings Old Town, Hastings Country Park and the seafront. There is a local shop within walking distance and additional shops at Ore Village.





## Floor Plan



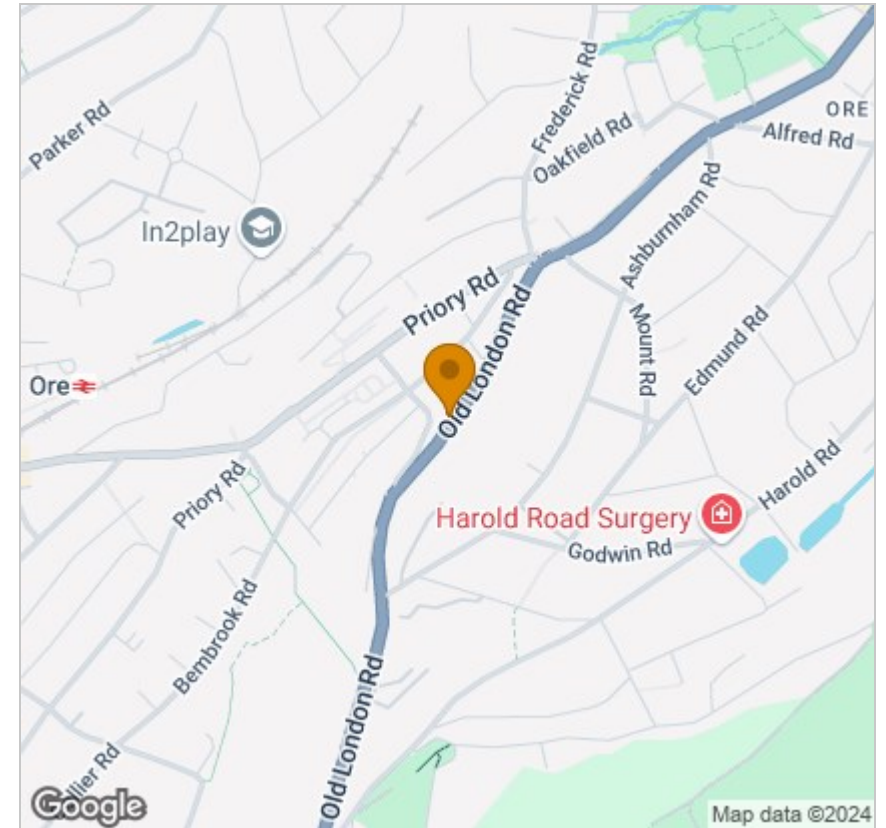
## Viewing

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

