

# JOHN BRAY & SONS



118 Old London Road  
Hastings, TN35 5LZ

**Asking Price £925,000**





## 118 Old London Road

, Hastings, TN35 5LZ

The property: An idyllic Georgian home positioned within private grounds measuring approximately 1/3 of an acre and accessed via double gates with ample off-road parking. Having undergone a sympathetic restoration the accommodation is beautifully presented throughout and showcases a wealth of original and enhanced features including double glazed sash windows and high ceilings. The ground floor comprises a charming living room with a wood burning stove and a large kitchen and dining space which benefits from a walk-in pantry. The kitchen offers plenty of room for a dining table and a breakfast bar, creating a sociable space which acts as the hub of the family home, there is also an additional reception room with a large bay window and exceptionally high ceilings. The five equally proportioned double bedrooms span the upper two floors together with a family bathroom and additional shower room. Throughout the house there is ample built-in storage. Externally the private gardens are a particular feature, wrapping around three sides of the house they are mainly laid to lawn offering various seating areas and a lovely outlook across the valley of the Old Town. At the front of the property there are double gates opening to a driveway with private parking for 2-3 vehicles, there is a large shed/workshop and the current owners have chickens.

The location: situated in a very private and picturesque setting, elevated above the Old Town and nestled back from the





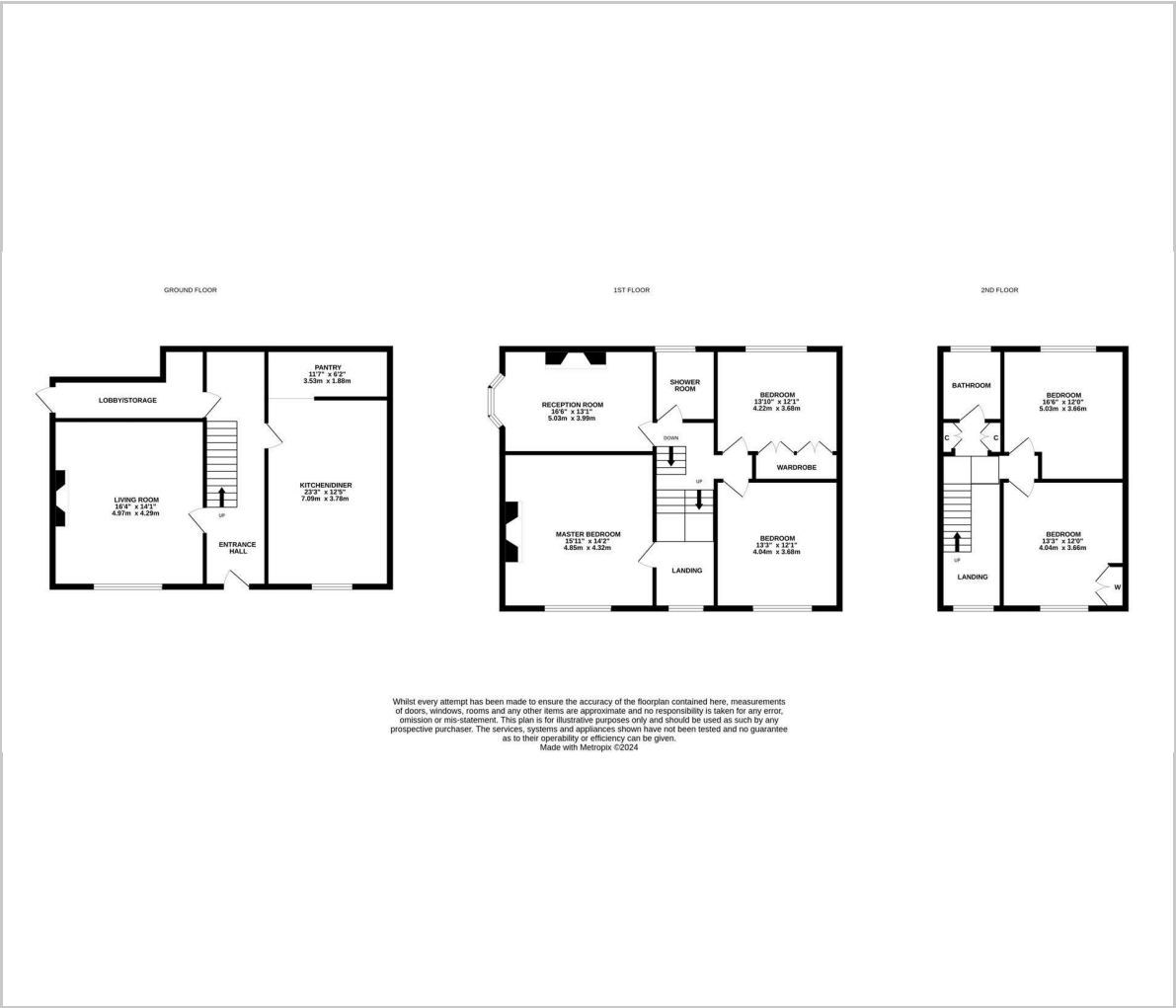


road via a private road for residents use it's positioned a leisurely stroll from the beach, the East and West Hill and Hastings Old Town which offers a collection of restaurants, traditional pubs, artisan stores and antique shops, making it perfectly placed for life by the Coast.





Floor Plan



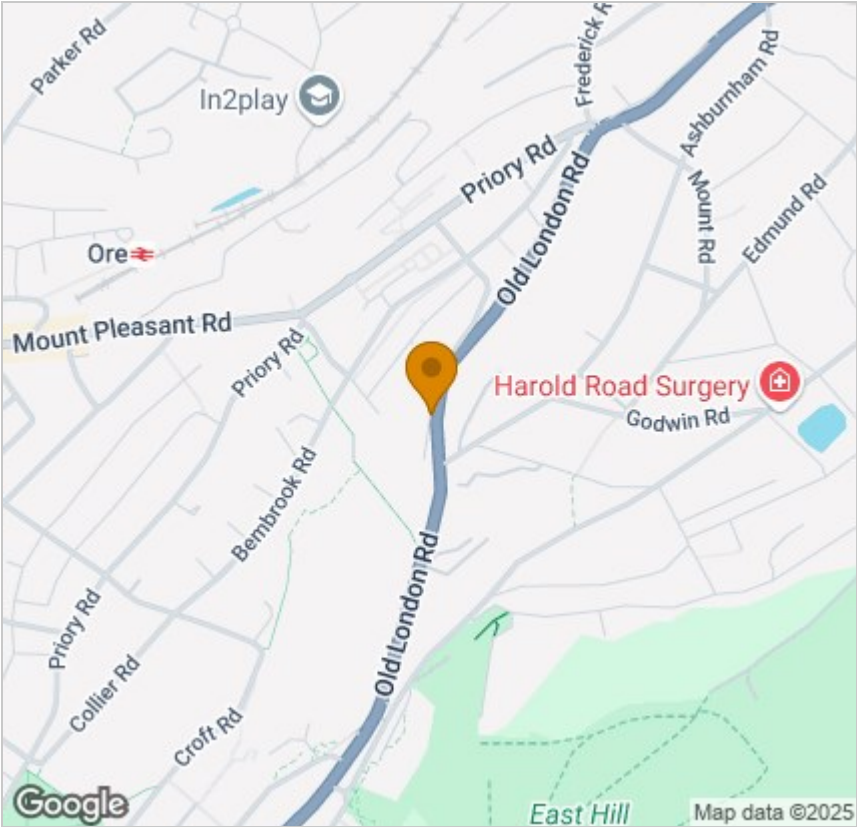
Viewing

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.

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Area Map



Energy Efficiency Graph

