

# JOHN BRAY & SONS



10 St. James Road  
, Hastings, TN34 3LH

**Offers In Excess Of £450,000**





## 10 St. James Road

, Hastings, TN34 3LH

The property: a completely refurbished three bedroom Victorian house with an enclosed rear garden and basement. The accommodation here comprises a bright living room with a large bay window which frames a front aspect while the open plan kitchen and dining room spans the rear of the property with double doors leading out to the low maintenance rear garden. Having been extended the kitchen measures 20'5 x 14'2 and is fitted with a contemporary, high gloss white kitchen housing integrated appliances including a fridge/freezer, dishwasher, hob, oven and washing machine. It benefits from a central island/breakfast bar with striking marble style flooring flowing throughout, the third bedroom is also located on the ground floor and could be used as an additional reception room. On the first floor there are two further double bedrooms and a stylish family bathroom where there is a freestanding bath, complimented with gold fixtures and fittings. The basement features a concrete floor and provides a useful storage space. Being sold chain free.

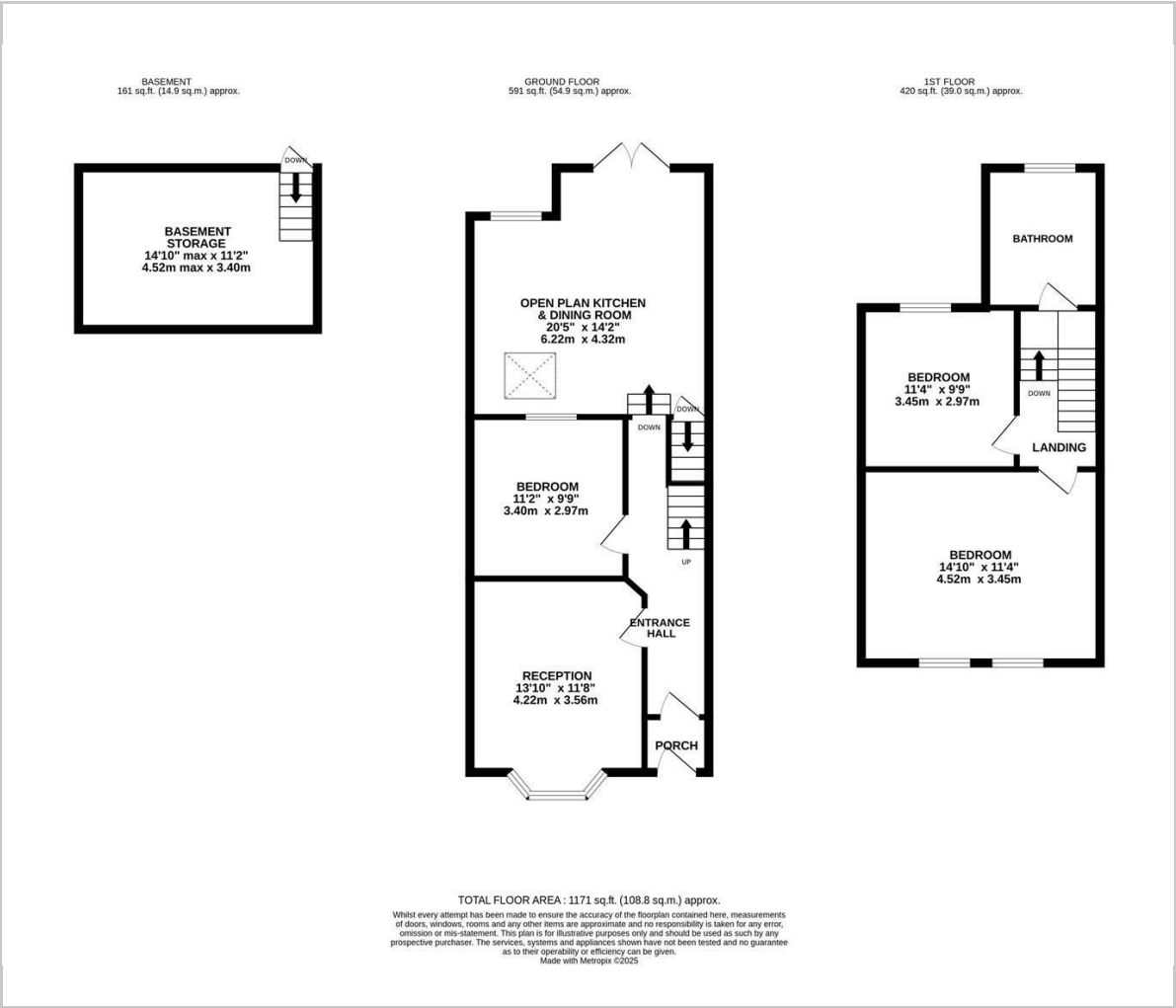
The location: occupying an idyllic position almost adjacent to Alexandra Park and within immediate walking distance of Hastings Old Town which offers a selection of shops, restaurants, a mainline railway station and access to the beach.







Floor Plan



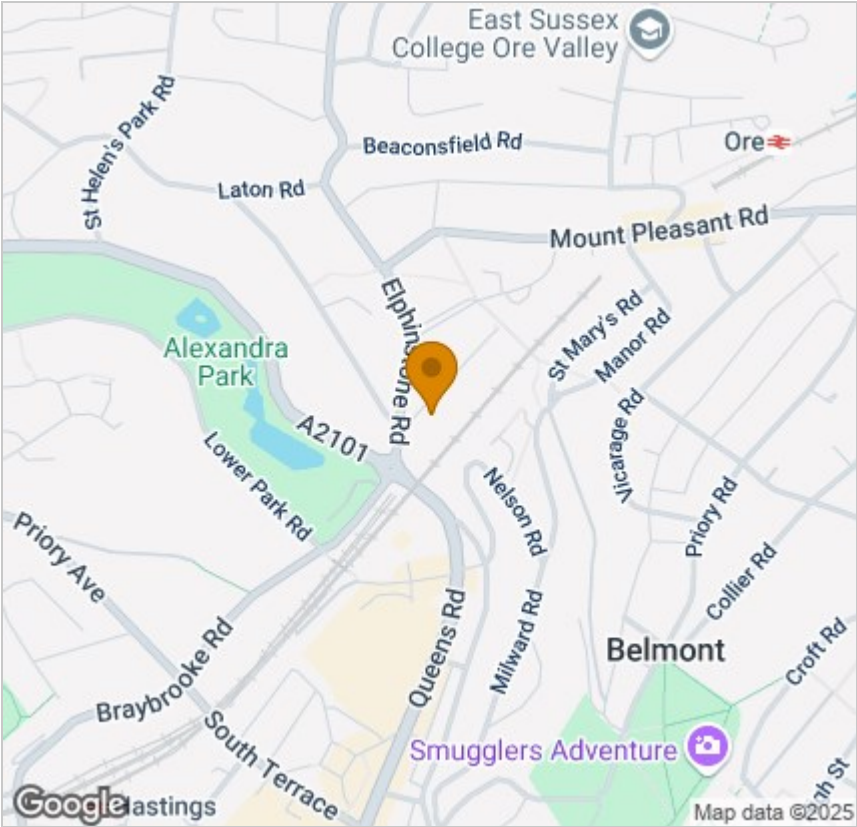
Viewing

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 firms 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

