

# JOHN BRAY & SONS

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Sinden House

40 High Street  
, Hastings, TN34 3ER

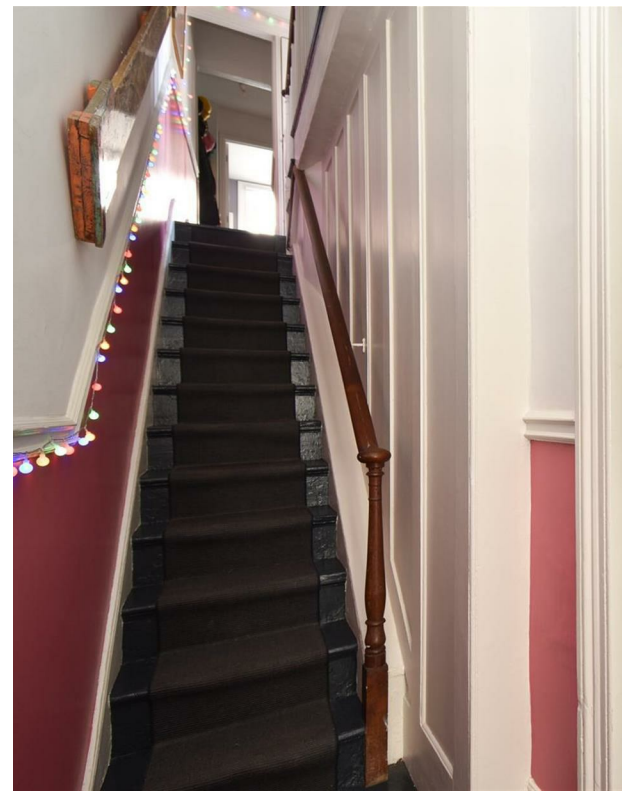
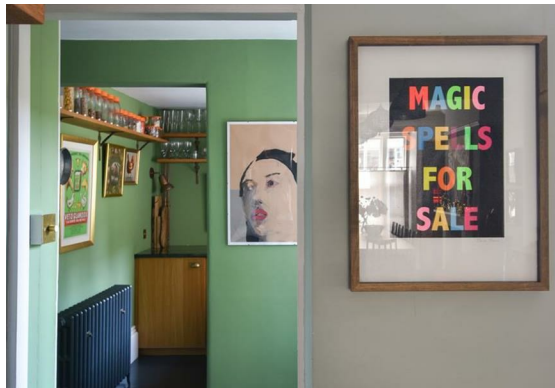
Offers In Excess Of £850,000



## 40 High Street

, Hastings, TN34 3ER

The property: a characterful five storey Grade II listed Sinden house with an enclosed courtyard garden located on the High Street in Hastings Old Town. The accommodation is presented to an excellent standard throughout and benefits from a wealth of original features including floorboards, sash windows, high ceilings and fireplaces, along with some enhanced features such as British made cast iron radiators with brass thermostatic valves and quality light fittings and sockets. Built at the latter part of the Georgian period, this home was first occupied in 1839 by a Surgeon and has evolved throughout the centuries, more recently undergoing a top to bottom restoration over a two and a half year period to restore the building to its intended grandeur. You enter on the ground floor which comprises of a welcoming entrance porch and hallway, a dining room with wood burning stove which opens through to the kitchen at the rear of the property, creating a sociable space perfect for entertaining. The kitchen is a particular feature with a freestanding oven, stylish units complimented with Brazilian 'Verde Bamboo' granite tops, a freestanding butler sink and open oak shelving, there is an adjoining scullery with access out to the courtyard garden and the lower floor houses a large cellar which provides a useful storage space. The main living space is positioned on the first floor, enjoying a front aspect and a marble fireplace fitted with a wood burning stove, also on this floor is one of the double bedrooms which is currently used as a home office, along

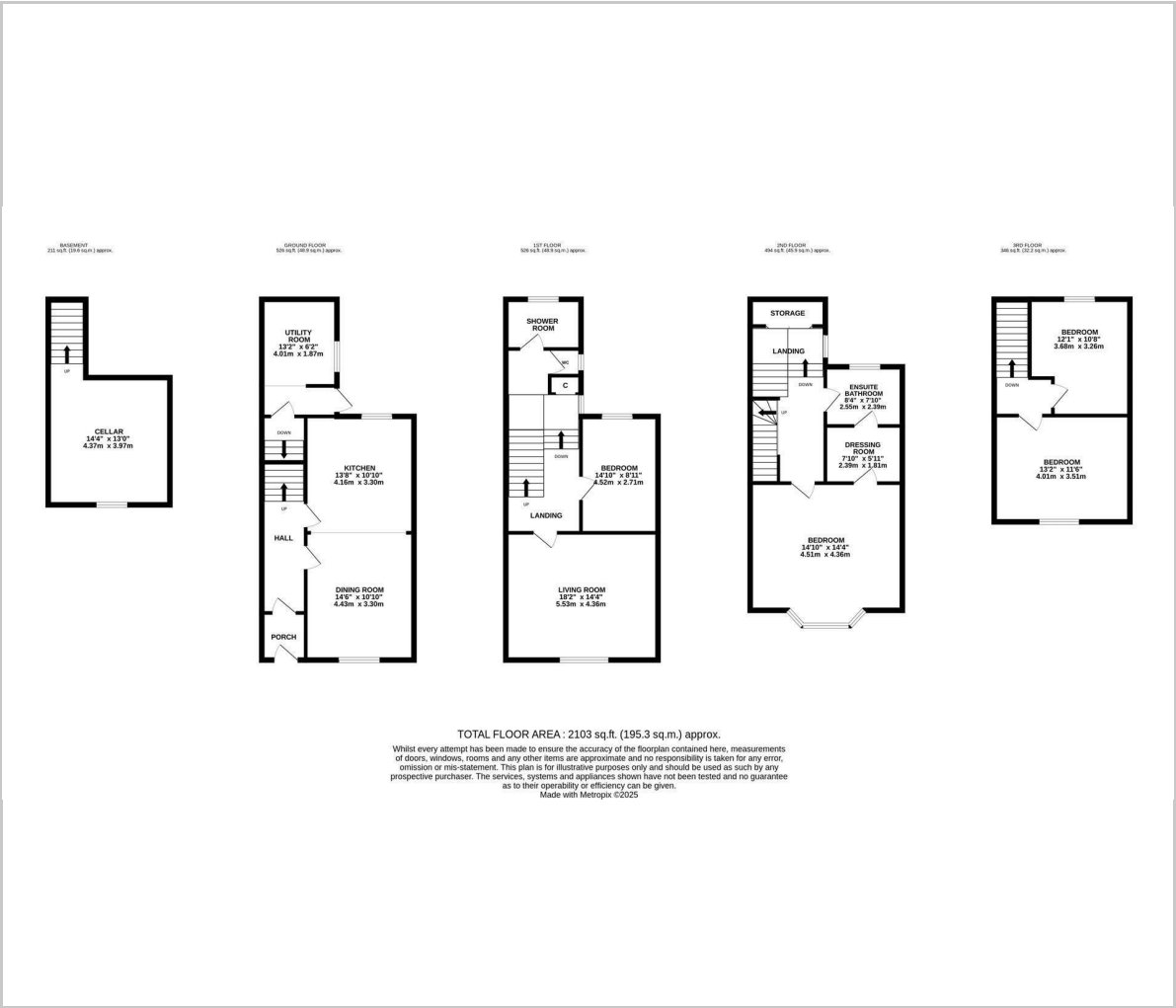




with a stylish shower room, separate w/c and sizeable storage cupboard which houses the large capacity combi boiler.



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

