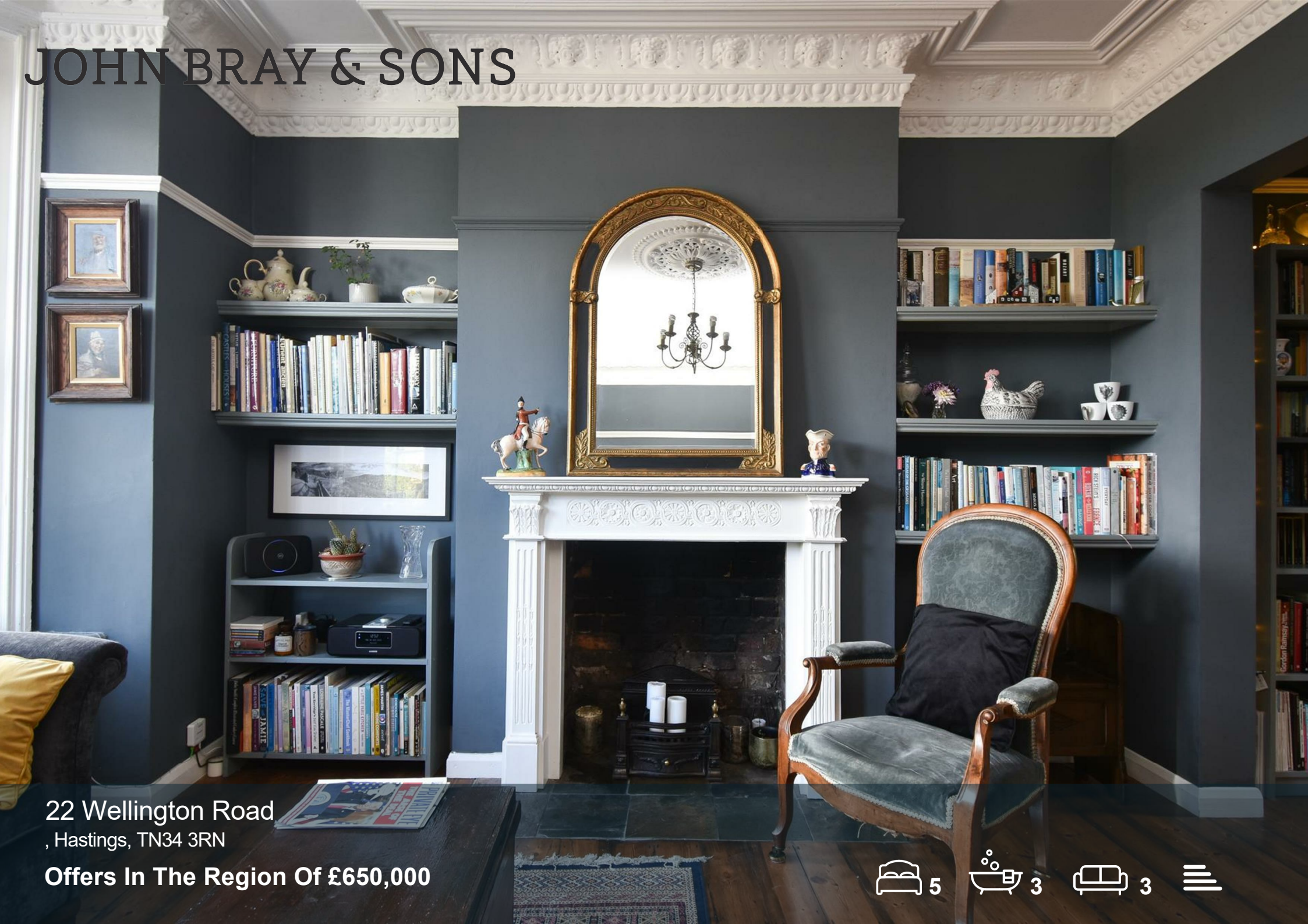
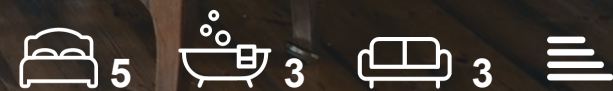


JOHN BRAY & SONS



22 Wellington Road
, Hastings, TN34 3RN

Offers In The Region Of £650,000



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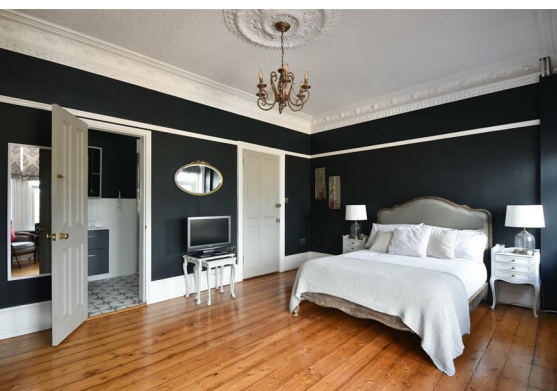
The property: a beautifully restored four storey Victorian house with far reaching views. The accommodation here benefits from generous proportions and retains a wealth of original features including detailed cornicing, exposed floorboards and high ceilings. You enter on the ground floor where the accommodation comprises a bay fronted living room with a feature fireplace which is open to the second reception room creating a dual aspect space, perfect for entertaining. There is an additional dining room with an original built-in pantry, it leads through to the contemporary kitchen which is positioned at the rear of the house enjoying access to the landscaped garden. Externally the garden provides a lower courtyard with stairs rising to a large area of patio offering an idyllic spot to dine al-fresco. On the first floor there are two large double bedrooms, both benefitting from en-suite shower rooms. There is also a family bathroom which is fitted with a freestanding bathtub and an additional cloakroom. The upper floor houses two further double bedrooms together with a fifth bedroom/study. New slate roof has been fitted during the summer of 2025. From the front of the property you can enjoy far reaching views across the neighbouring rooftops towards Alexandra Park whilst the cellar provides a useful storage space.

The location: situated in a central position just a short stroll from the West Hill and equidistant to Hastings Old Town and Town centre it's perfectly placed to enjoy life at the coast. There





are local restaurants, traditional pubs and galleries within walking distance together with a mainline railway station offering 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 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

