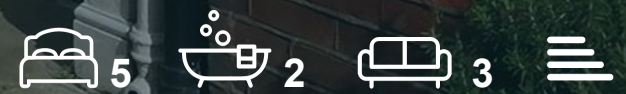


JOHN BRAY & SONS

11 Hill Street

, Hastings, TN34 3HU

Offers In Excess Of £750,000



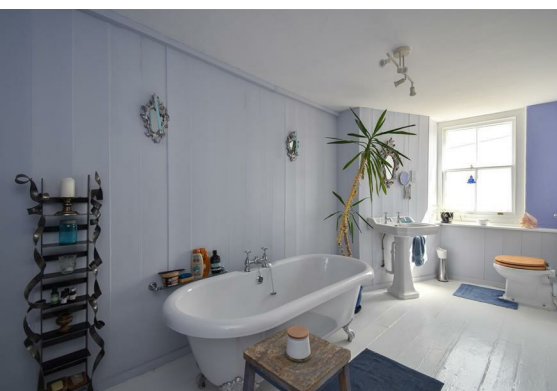
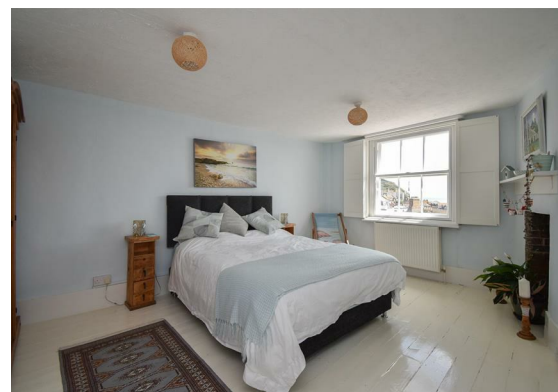
11 Hill Street

, Hastings, TN34 3HU

The property: a beautifully presented five bedroom, five storey Georgian terraced home located in a sought after position in the heart of Hastings Old Town. The accommodation benefits from a wealth of original features including floorboards and fireplaces, enjoying unbeatable sea views. Providing a versatile layout and making a perfect family home, the lower ground floor houses the open plan kitchen diner, offering ample worktop and storage space, with an Aga and room for a full dining table, there is access to the rear garden along with a utility room and cloakroom. The ground floor comprises a dining room position to the front of the property with a large fireplace, and a generous study perfect for working from home with an adjoining dressing room, while the bright living room can be found on the first floor. The five double bedrooms span the three upper floors together with two family bathrooms and a separate cloakroom. The bedrooms positioned at the rear each relish stunning costal views across the town and towards the East Hill. The low maintenance walled garden is full of character, offering an idyllic spot to dine outdoors.

The location: centrally positioned within immediate walking distance of the seafront, local shops, galleries, restaurants, and traditional pubs. Hastings Town centre is also a short walk away offering additional shopping, leisure facilities and benefits from a mainline railway station with connections to London.





LOWER GROUND FLOOR
604 sq.ft. (55.79 sq.m.) approx.

GROUND FLOOR
811 sq.ft. (75.17 sq.m.) approx.

FIRST FLOOR
846 sq.ft. (78.04 sq.m.) approx.

SECOND FLOOR
844 sq.ft. (77.97 sq.m.) approx.

THIRD FLOOR
861 sq.ft. (79.61 sq.m.) approx.

TOTAL FLOOR AREA: 2685 sq.ft. (249.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please contact our John Bray Hastings Lettings Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	