

JOHN BRAY & SONS

Fairlawn Belmont Road
, Hastings, TN35 5NR

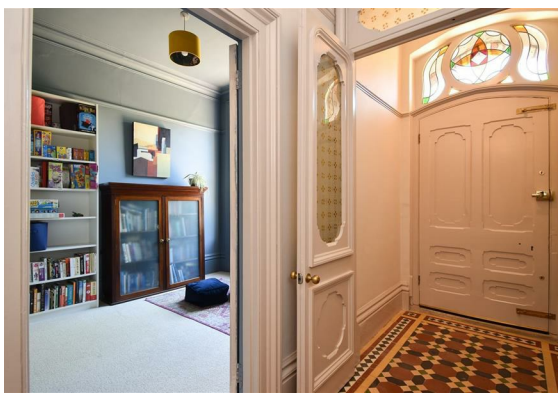
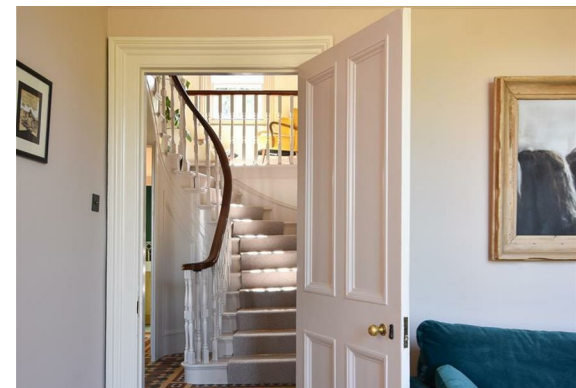
Offers In Excess Of £985,000



Fairlawn Belmont Road

, Hastings, TN35 5NR

The property: a n idyllic Victorian detached home positioned within generous wrap around gardens and accessed via double gates on Belmont Road with ample off-road parking to the rear on Barley Lane and a detached double garage. Having undergone a sympathetic restoration t h e accommodation is beautifully presented throughout and showcases a wealth of original features including a large stained-glass feature window, high ceilings, a n d original shutters throughout the ground floor. Built in 1861 for Hastings Alderman Edward Hales, this five-bedroom family home is arranged over four floors. The ground floor comprises a charming living room with a tiled open fireplace, overlooking the lawn and a large dual-aspect kitchen and dining space, which measures 34'9 x 14'11, which benefits from a separate utility room providing additional storage space and plumbing for utilities, and there is a downstairs cloakroom with a bespoke vanity. The open plan kitchen offers plenty of room for a dining table and a contrasting central island/breakfast bar with a n inset sink and a Quooker hot water tap, creating a sociable space which acts as the hub of the family home, housing integrated appliances, enjoying a wood-burning stove, a bay window at the front framing an outlook of the garden, and an exposed brickwork wall at the rear. The kitchen leads through to the sun room, positioned at the rear of the property, enjoying bi-folding doors opening to a terrace—an idyllic spot to dine al-fresco. There is also a n additional reception room with a marble

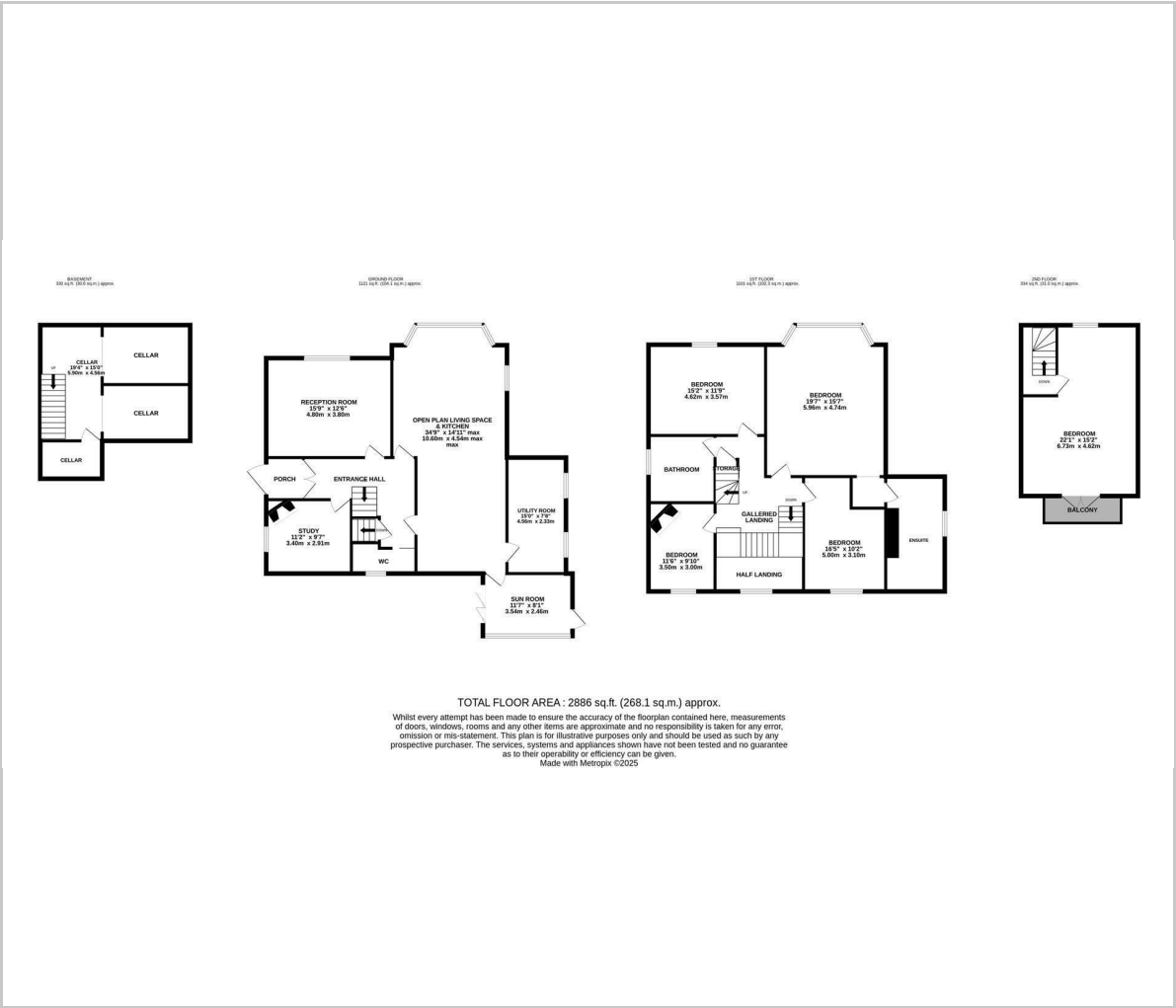




fireplace currently used as a study.
The welcoming entrance hall has
original tiled flooring and a
staircase that curves up to the first
floor.



Floor Plan



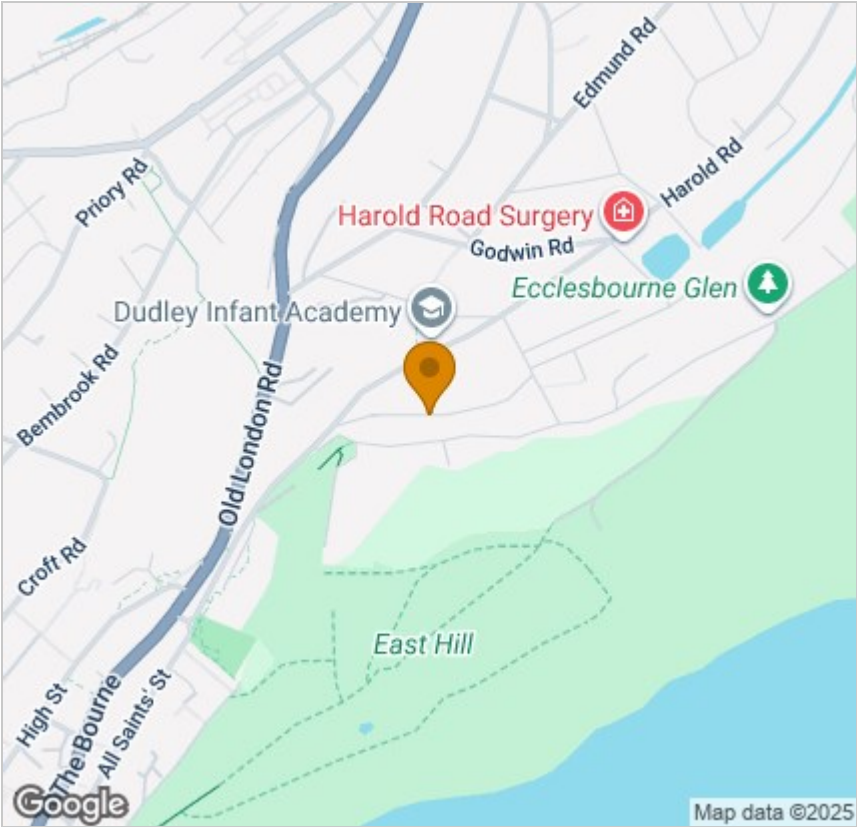
Viewing

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.

72 High Street, Hasting, East Sussex, TN34 3EL
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com

Area Map



Energy Efficiency Graph

