

JOHN BRAY & SONS



Seascape, 1 Exmouth Place
Hastings, East Sussex, TN34 3JA

Offers In Excess Of £850,000

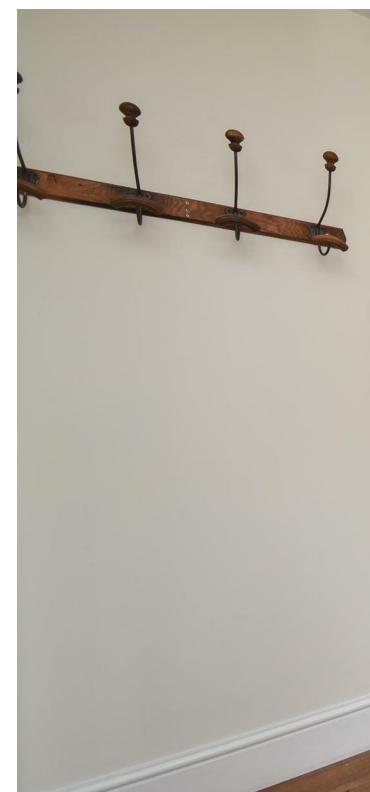


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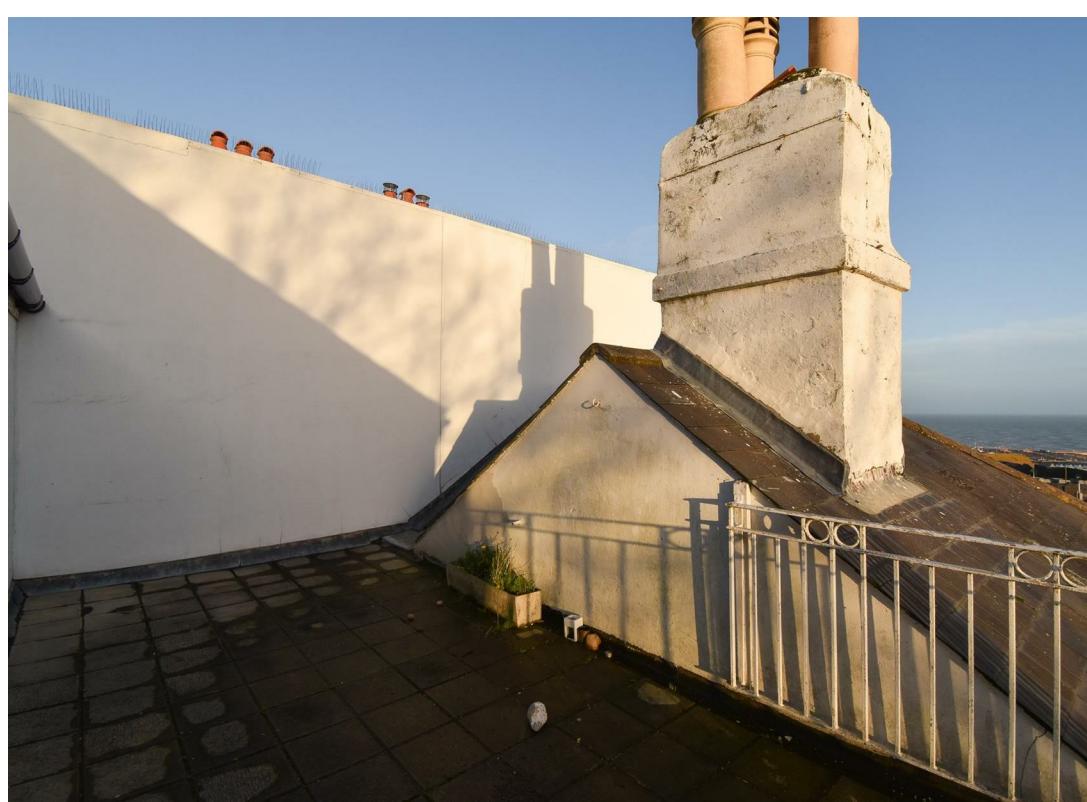
The property: a bright and spacious Grade II listed period home with a garage and off road parking located in an idyllic position elevated above Hastings Old Town and on the cusp of the West Hill. Entering into a welcoming lobby, the ground floor accommodation here comprises a large living room which enjoys a triple aspect relishing views of both the sea and the West Hill while the traditional fitted kitchen is separate providing ample storage space with sliding doors leading to a conservatory offering further reception space. From here you can access the lower floor via a wrought iron spiral staircase which leads to a w/c, a bedroom/study and the garage. The first floor houses three well proportioned bedrooms, each benefitting from stunning coastal views with the third bedroom fitted with sliding doors giving access to the private roof terrace which offers plenty of room for a table and chairs to dine al-fresco. There is also a family bathroom on this floor where there is a freestanding roll-top bath and a separate shower enclosure. Externally there is a driveway to the front of the property providing off road parking for multiple vehicles leading to the garage.

The location: occupying an unrivalled and peaceful setting elevated above the bustle of Hastings Old Town this fantastic property benefits from a tranquil position yet is still positioned within immediate reach of all that the Old Town has to offer with local independent shops, antique stores and restaurants on your doorstep. You can

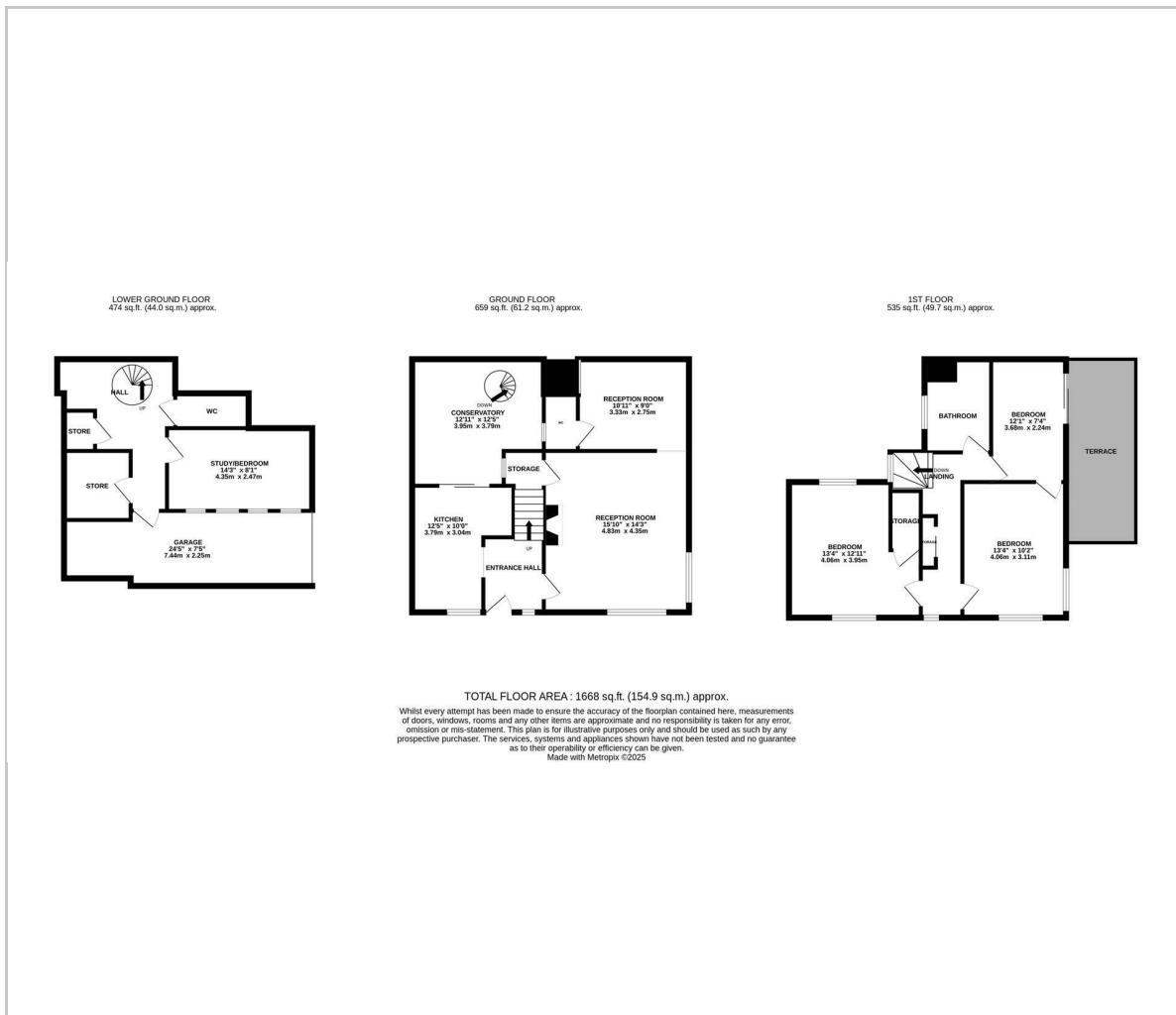




also walk to the beach or the West Hill in less than five minutes.



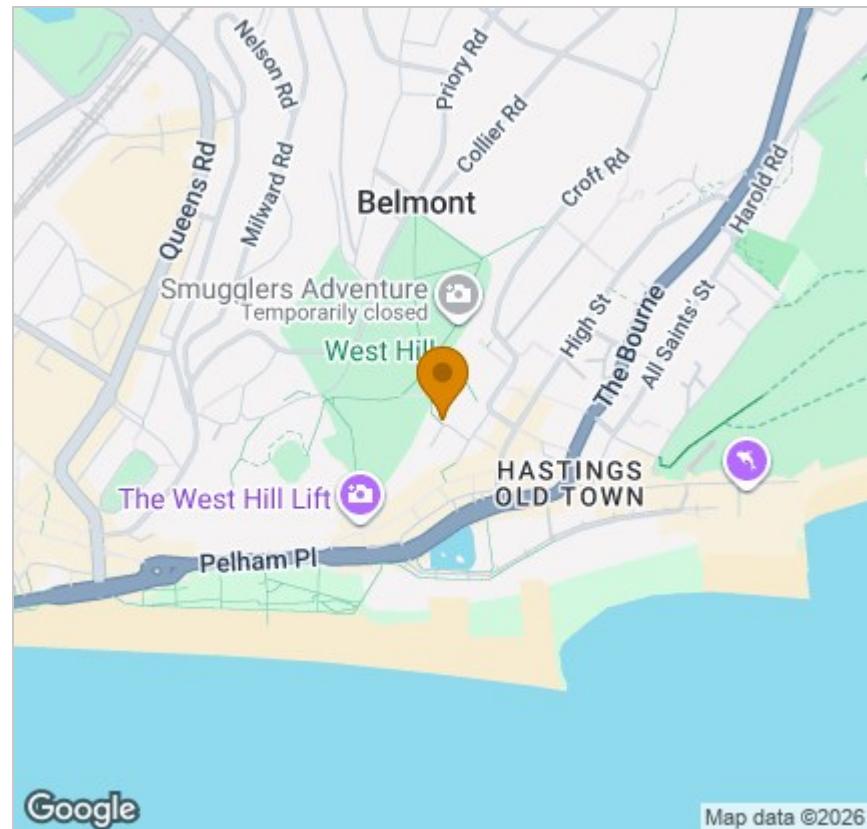
Floor Plan



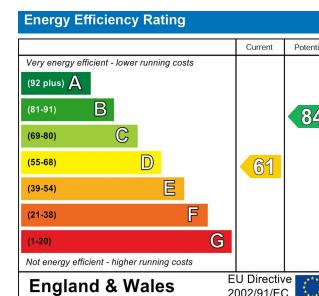
Viewing

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.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.