

JOHN BRAY & SONS



3 Wellington Gardens
, Hastings, TN34 3RL

Offers In Excess Of £575,000



3 Wellington Gardens

, Hastings, TN34 3RL

The property: a n attractive four bedroom, three storey Victoria house located on the West Hill, relishing impressive sea views. The home retains a wealth of charming original features, including high ceilings, sash windows, and exposed floorboards, with the property elevated above the road on a quiet terrace. T h e spacious accommodation comprises o f a welcoming entrance hall, a well-proportioned bay fronted living room with high ceilings and a feature fireplace with a wood burning stove, opening into the dining room creating an open plan space with a triple aspect. The kitchen spans the rear of the property alongside a handy cloakroom and utility room, enjoying access out to the rear garden. The kitchen is fitted with contemporary matt finished base and wall units and there is room for a dining table and chairs. Three generous double bedrooms span the first floor, with the bedroom to the rear delighting in views of the sea and towards the East Hill, together with a dressing room on this level which would also make the ideal study and a modern family bathroom where there is a bath and separate shower enclosure. The vast fourth bedroom spans the second floor and benefits from practical loft storage and exceptional ocean views. In addition, there is a useful cellar below the house for further storage space. From the property there are far reaching panoramic views across Hastings town, the West Hill and Hastings Castle to the coast and externally the rear garden is paved across two levels providing a low



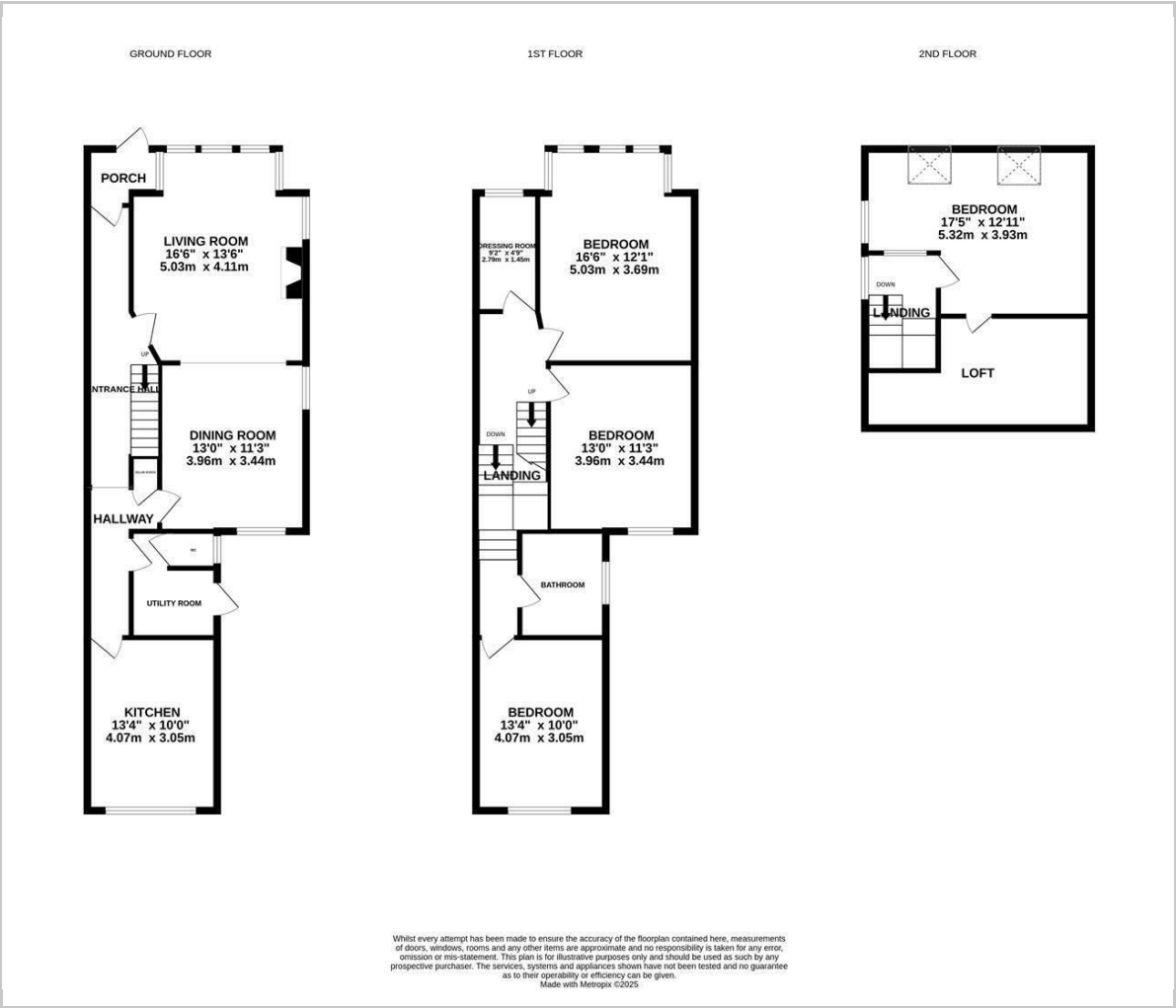


maintenance space perfect for dining al-fresco.

The location: situated in a favourable position on the West Hill, equidistant to Hastings Old Town and Hastings Town centre offering local shopping and leisure facilities and access to the beach along with a mainline railway station with connections to London. Ore station is also within walking distance.



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

