

JOHN BRAY & SONS



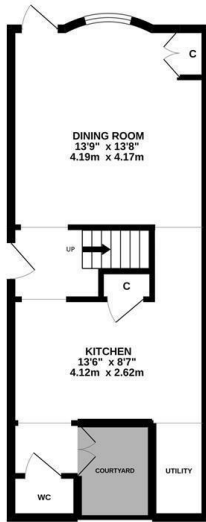
28 Tackleway, Hastings, TN34 3DA

Offers In Excess Of £750,000

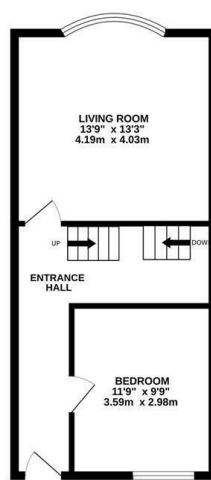


The property: a beautifully presented four bedroom, four storey Grade II listed Georgian Townhouse located in a sought after position in the heart of Hastings Old Town. The accommodation benefits from a wealth of original features including exposed wooden floorboards flowing throughout, fireplaces and the walls have been plastered with textured lime plaster. Having been sympathetically restored with locally sourced materials, handmade tiles and cast iron radiators, complimenting the original features which remain intact. From the rear of the property you can enjoy unbeatable views across the rooftops of the Old Town. Providing a well designed, versatile layout the lower floor houses the dining room with exposed copper pipes, partially tiled walls and access out to a rear walled garden along with a bespoke kitchen, adjoining utility room and cloakroom. You enter in on the ground floor which comprises a bright living room positioned at the rear of the property, fitted with a wood-burning stove and a large bay window, which frames spectacular views across the rooftops of the Old Town, towards the West Hill. Additionally on the ground floor there is a double bedroom with original fitted cupboards and shutters while the further three charming double bedrooms span the two upper floors together with a large family bathroom which enjoys a freestanding bath with a shower attachment. The upper floors feature vaulted ceilings and these bedrooms are fitted with hand-built wardrobes and desks, there is a Jack and Jill cloakroom servicing both of these bedrooms.

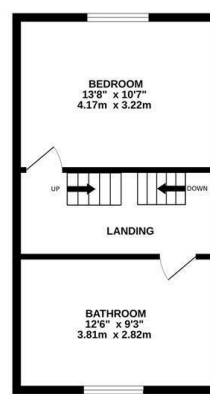
BASEMENT
427 sq.ft. (39.7 sq.m.) approx.



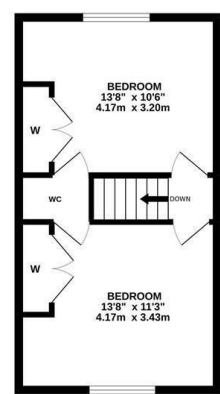
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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