



JOHN BRAY & SONS

GFF, 4 St. Andrews Square
, Hastings, TN34 1SN

£925 Per Calendar Month

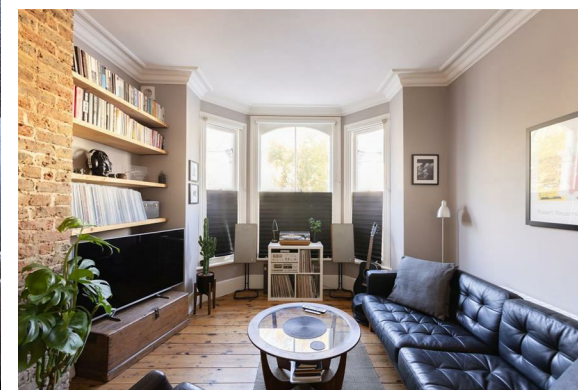


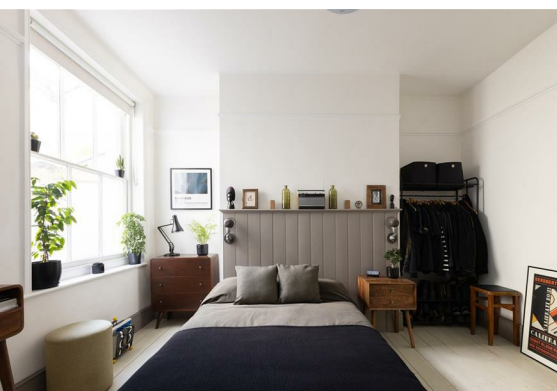
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The property: Finished to a high standard throughout, this charming one-bedroom apartment beautifully combines period character with modern living. The accommodation comprises a bright and spacious living room with an open-plan fitted kitchen, there is a separate utility area offers practical additional storage and laundry facilities. The well proportioned double bedroom is complemented by a contemporary bathroom fitted with a white suite and shower over the bath. Externally, the property benefits from a private courtyard.

The location: Situated in the sought-after Queens Quarter of Hastings, St Andrews Square is a characterful Victorian square ideally positioned within easy walking distance of Hastings town centre, the seafront and Hastings mainline railway station. Residents benefit from a wide selection of independent cafés, restaurants, bars and shops nearby, together with the extensive retail and leisure facilities of Priory Meadow Shopping Centre. Alexandra Park, the historic Old Town and Hastings beach are all within easy reach.





St Andrews Square

Approximate Gross Internal Floor Area
505 sq. ft / 46.91 sq. m

Bathroom
8'8" x 6'5"
2.64m x 1.96m

Bedroom
13'6" x 12'8"
4.11m x 3.86m

Kitchen/Living Room
16'8" x 12'0"
5.08m x 3.66m

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		61	73
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	