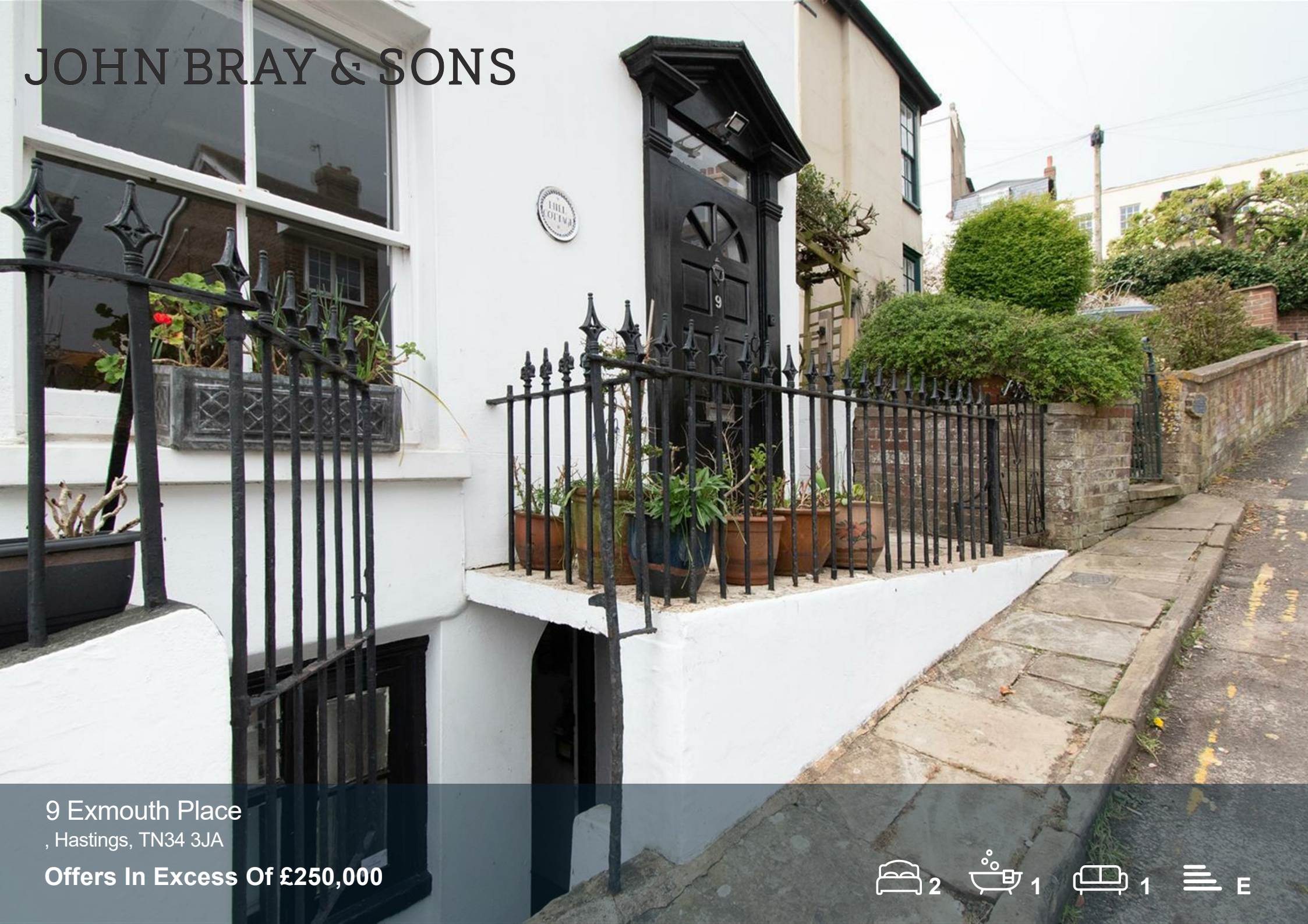


JOHN BRAY & SONS

9 Exmouth Place

, Hastings, TN34 3JA

Offers In Excess Of £250,000

2 1 1 E

9 Exmouth Place

, Hastings, TN34 3JA

The property: a bright and charming Grade II listed semi-detached period home relishing sea views, located in an idyllic position elevated above Hastings Old Town and on the cusp of the West Hill. The property spans three storeys and enjoys a wealth of original features including wooden sash windows, and original floorboards. Entering into a welcoming hallway, the ground floor accommodation here comprises a large living room which enjoys a front aspect with a built-in feature fireplace, reclaimed wooden panelling rescued from an Old Town hotel wreckage in the 1940's and room for a full dining table, while the contemporary fitted kitchen is separate providing ample storage space with a door leading out to the private courtyard garden. The family bathroom with a bath and shower over is also on this floor. The first floor houses two well-proportioned double bedrooms, each benefitting from built-in wardrobes and stunning coastal views across Hastings Old Town. There is an additional basement level, which is accessed via the front of the property and has two separate rooms with plumbed services. Externally the property enjoys a private courtyard offering the ideal spot for a table and chairs, plus pot plants. Being sold with no onward chain, this property would make the perfect seaside retreat and is not to be missed.

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



















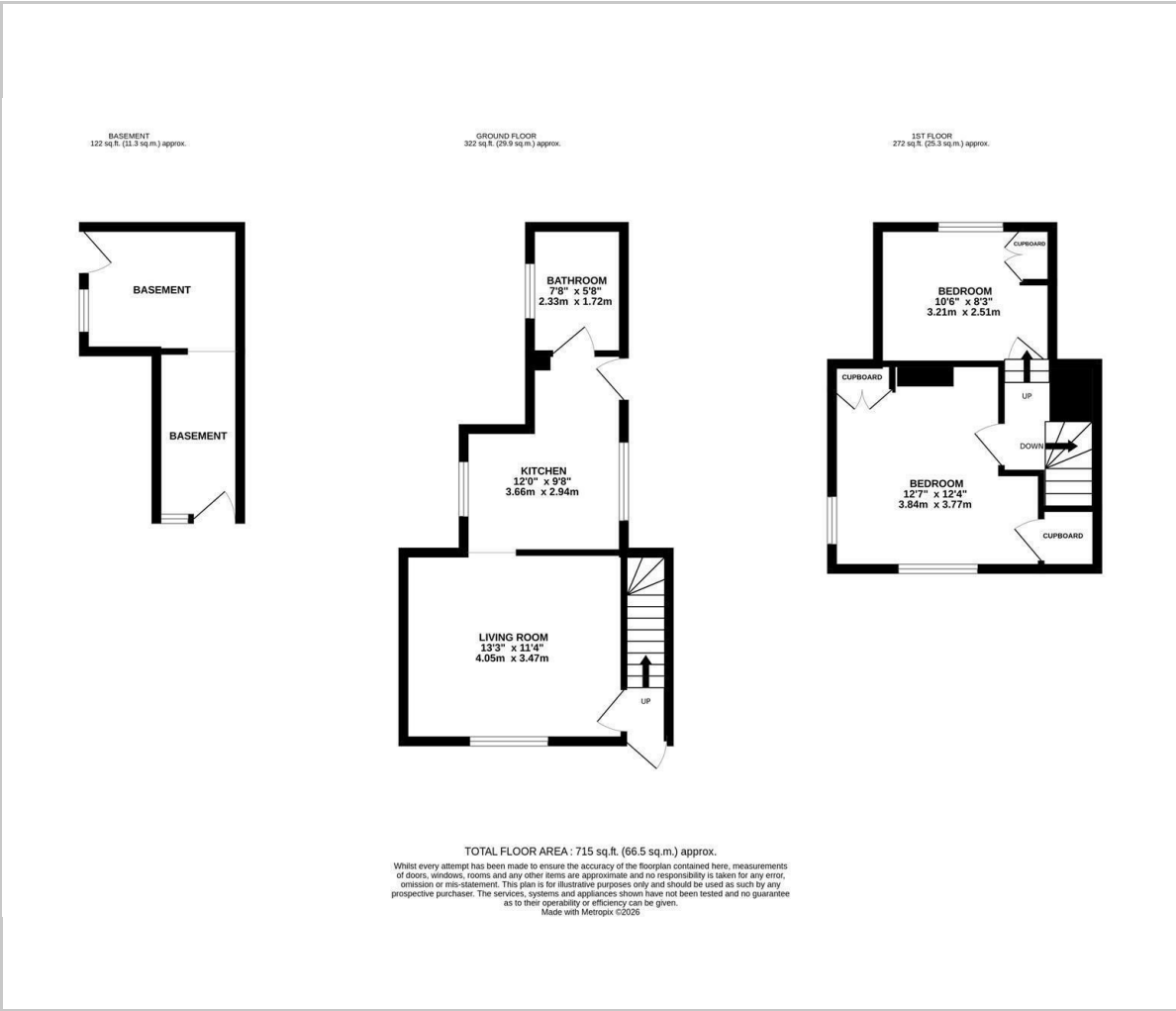
within immediate reach of all that the Old Town has to offer with local independent shops, antique stores, galleries and restaurants on your doorstep. You can also walk to the beach with the fishing harbour or the West Hill in less than five minutes. Hastings Town Centre is also a short walk away, with its mainline railway station with connections to London.







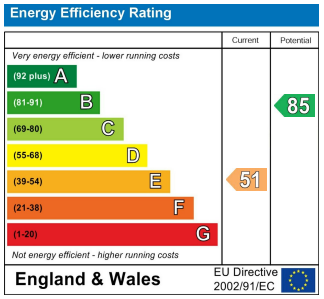
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.

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