

# JOHN BRAY & SONS



Fairlawn Belmont Road  
Hastings, TN35 5NR

**Offers In Excess Of £985,000**



## Fairlawn Belmont Road

, Hastings, TN35 5NR

A magnificent five-bedroom detached Victorian villa with a detached double garage, generous wrap-around gardens and accommodation arranged over four floors, enviably positioned within walking distance of the beach, on the cusp of Hastings Country Park and perfectly placed to enjoy all that Hastings Old Town has to offer, including restaurants, traditional pubs, antique stores and galleries.

Built in 1861 for Hastings Mayor Edward Hayles and meticulously restored by the current owners, this one of a kind, exceptional family home combines outstanding period character with beautifully considered contemporary living. Rich in original features, including a striking stained-glass window, original shutters, high ceilings and an impressive cellar with its original well, the property represents a rare opportunity to acquire one of the area's most distinctive historic homes.

You enter via the front door into a welcoming entrance hall with original tiled flooring and a sweeping staircase rising to the first floor. There is a formal living room with an open fire, a cosy study with a marble fireplace, and a dual-aspect open plan kitchen measuring an impressive 34'9 x 14'11, featuring a wood-burning stove, a bay window overlooking the gardens and an exposed brick wall to the rear.

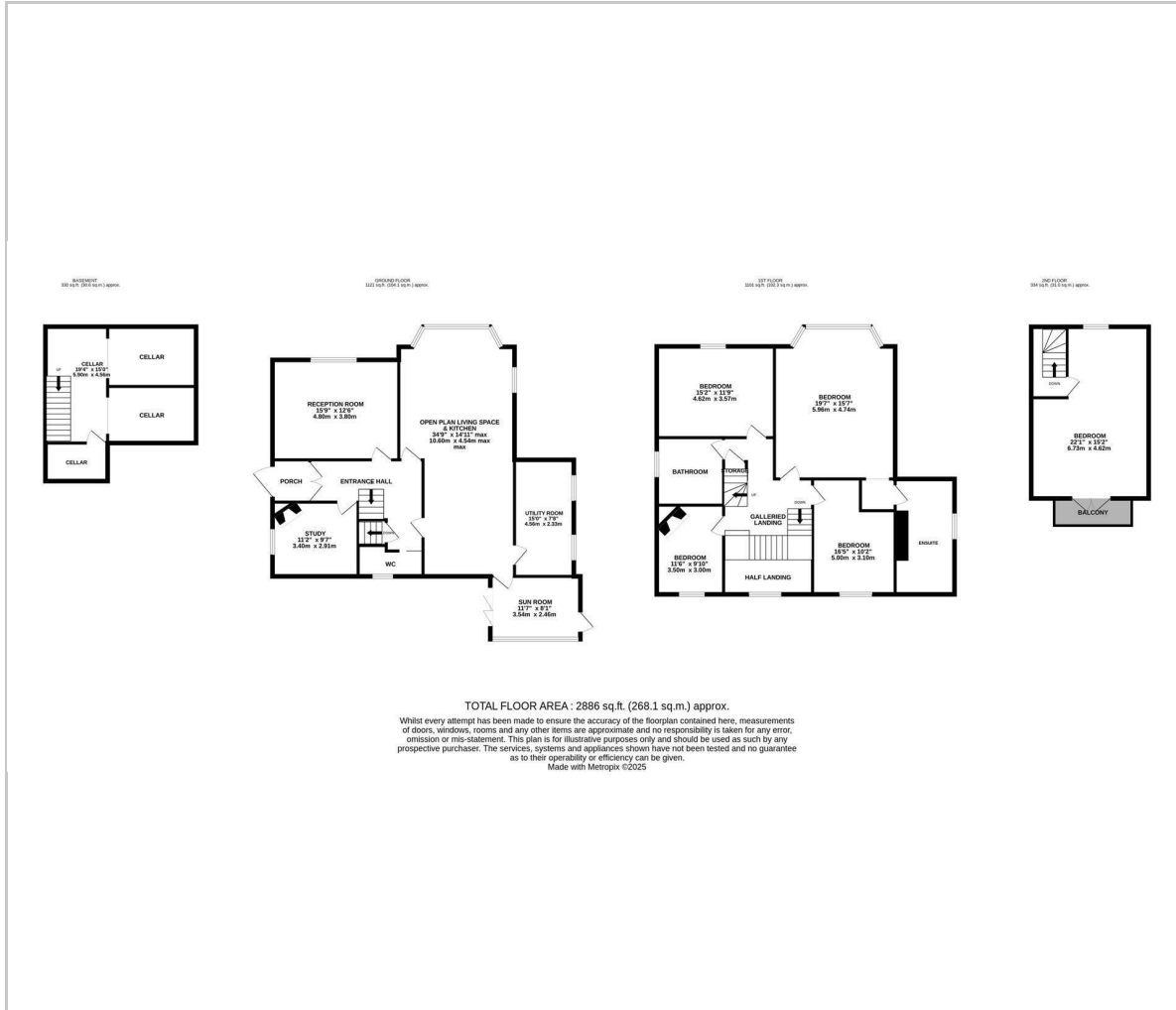
The stylish kitchen houses integrated appliances and benefits from a contrasting central island with an inset sink and Quooker hot water tap, creating a sociable space for cooking, dining and entertaining. The adjoining utility room provides additional storage and plumbing for laundry appliances, while a downstairs cloakroom with bespoke vanity unit completes the ground floor accommodation.

The kitchen flows through to the sun room at the rear of the property, where bi-fold doors open onto a terrace, providing the perfect setting for al-fresco dining and entertaining.





## Floor Plan



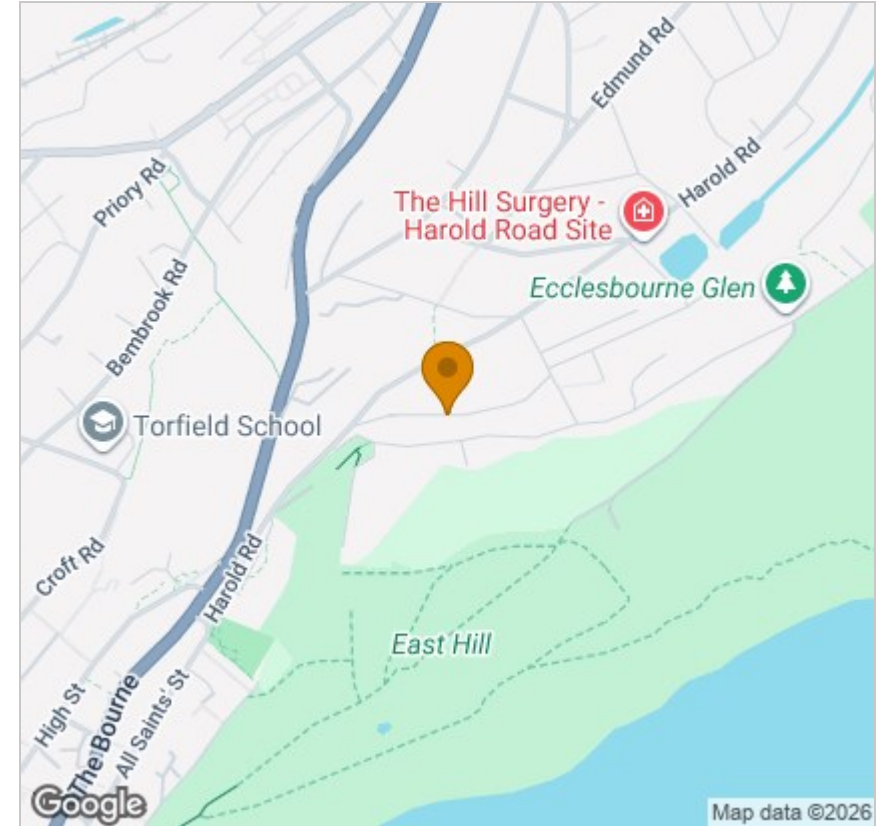
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

