

# JOHN BRAY & SONS



62 Lower Park Road  
, Hastings, TN34 2LD

Offers In Excess Of £620,000



## 62 Lower Park Road

, Hastings, TN34 2LD

The property: Impressive five bedroom Edwardian house built circa 1896 situated opposite Alexandra Park with attractive views from the front of the house. Comprising over 2000 Sq ft of accommodation arranged over two floors and enjoying a unique and versatile layout which enjoys a plethora of original features including high ceilings and original wooden sash windows. The ground floor offers three well-proportioned reception rooms, all three rooms have original open fireplaces and there is a charming kitchen and breakfast room with an adjoining pantry. The original staircase sits centrally within the house, rising to the first floor where there are exposed wooden floorboards flowing throughout and a large feature window which bathes the landing in light. All five bedrooms are generously proportioned and there is a family bathroom together with an additional cloakroom. The large loft is fitted with a pull down ladder and allows ample space for a possible extension, as some other houses in the road have chosen to do. Externally there is a walled courtyard at the rear which is a sun-trap would make an idyllic spot to dine outdoors with stairs leading to ascending tiers where the top of the garden levels out offering a beautiful outlook across the neighbouring rooftops.

The location: positioned adjacent to Alexandra Park with beautiful views it is enviably located for family life. The beach and Hastings town centre are within a 5-10 minute walk, offering shopping and leisure facilities and a

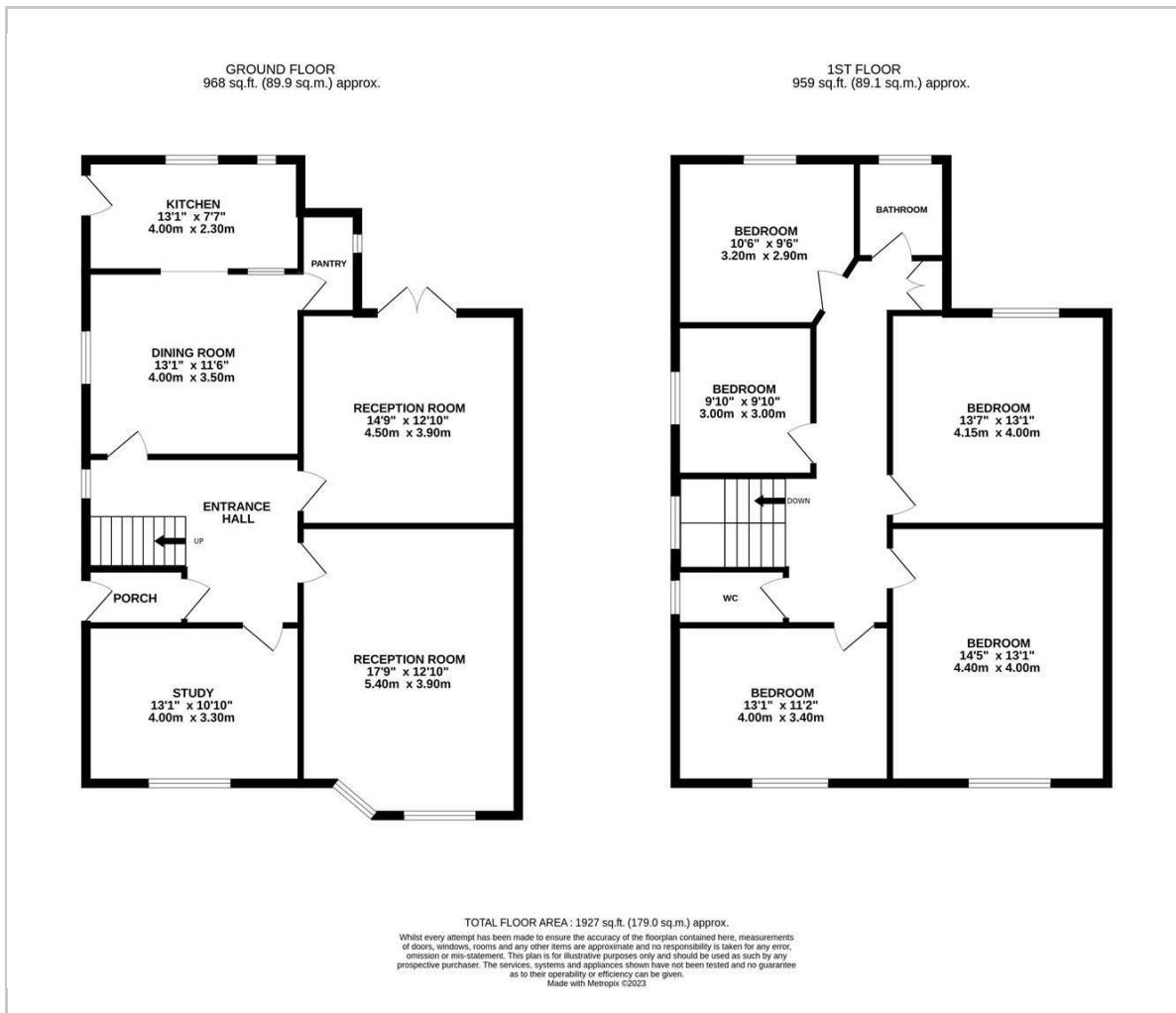




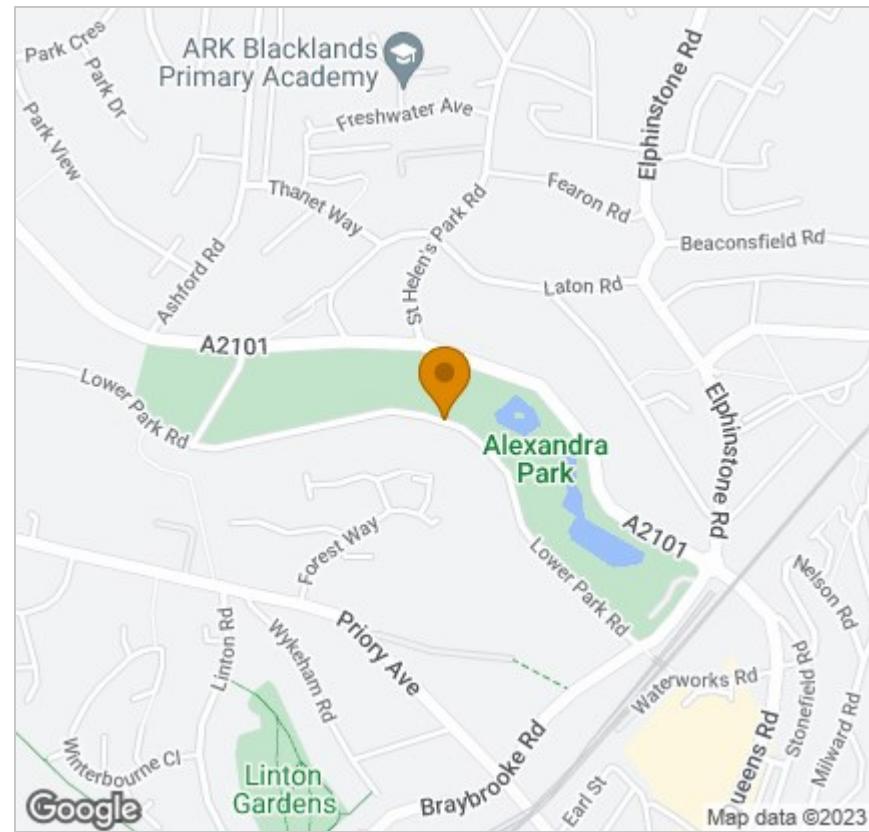
mainline railway station with connections to London.



## Floor Plan



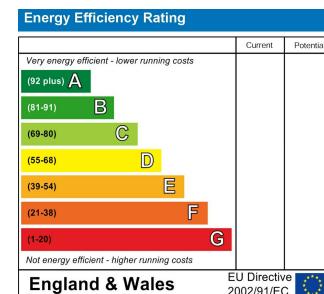
## Area Map



## 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.

## Energy Efficiency Graph



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