

# JOHN BRAY & SONS



57 Ashburnham Road  
, Hastings, TN35 5JL

Offers In Excess Of £475,000

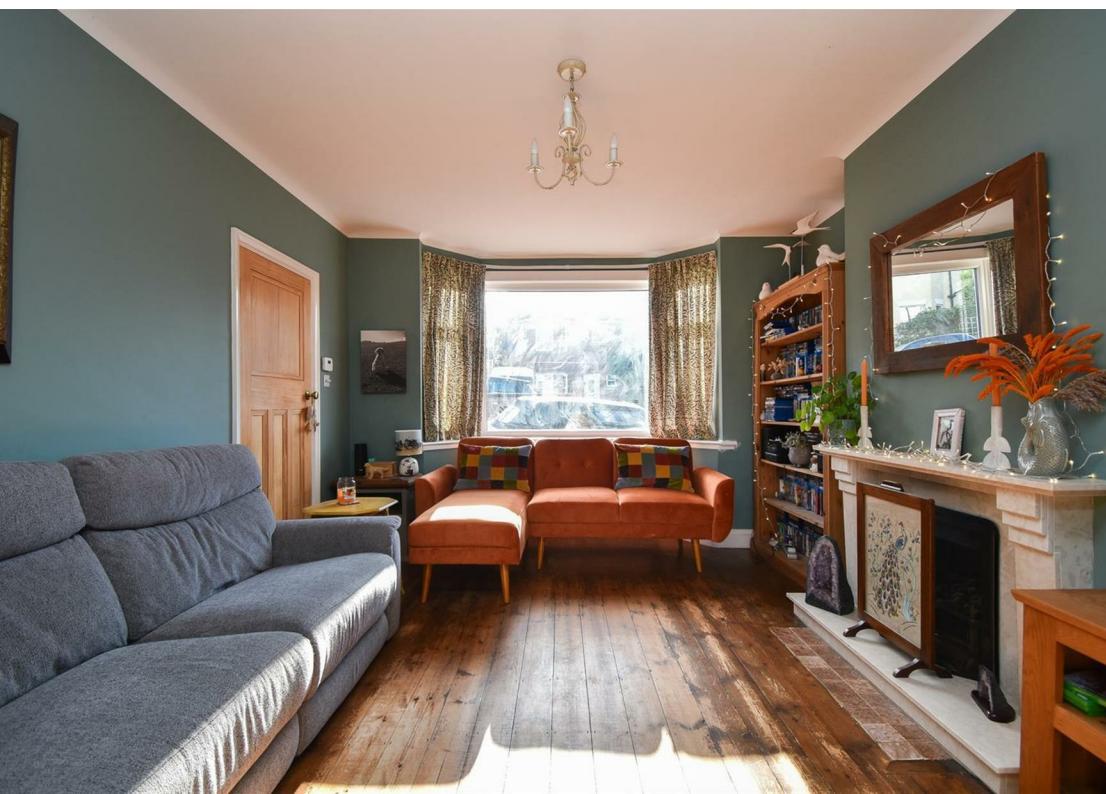


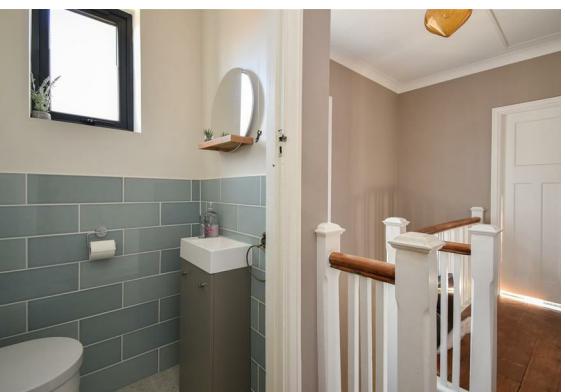
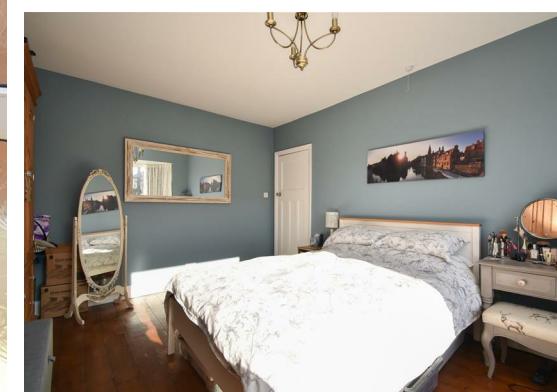
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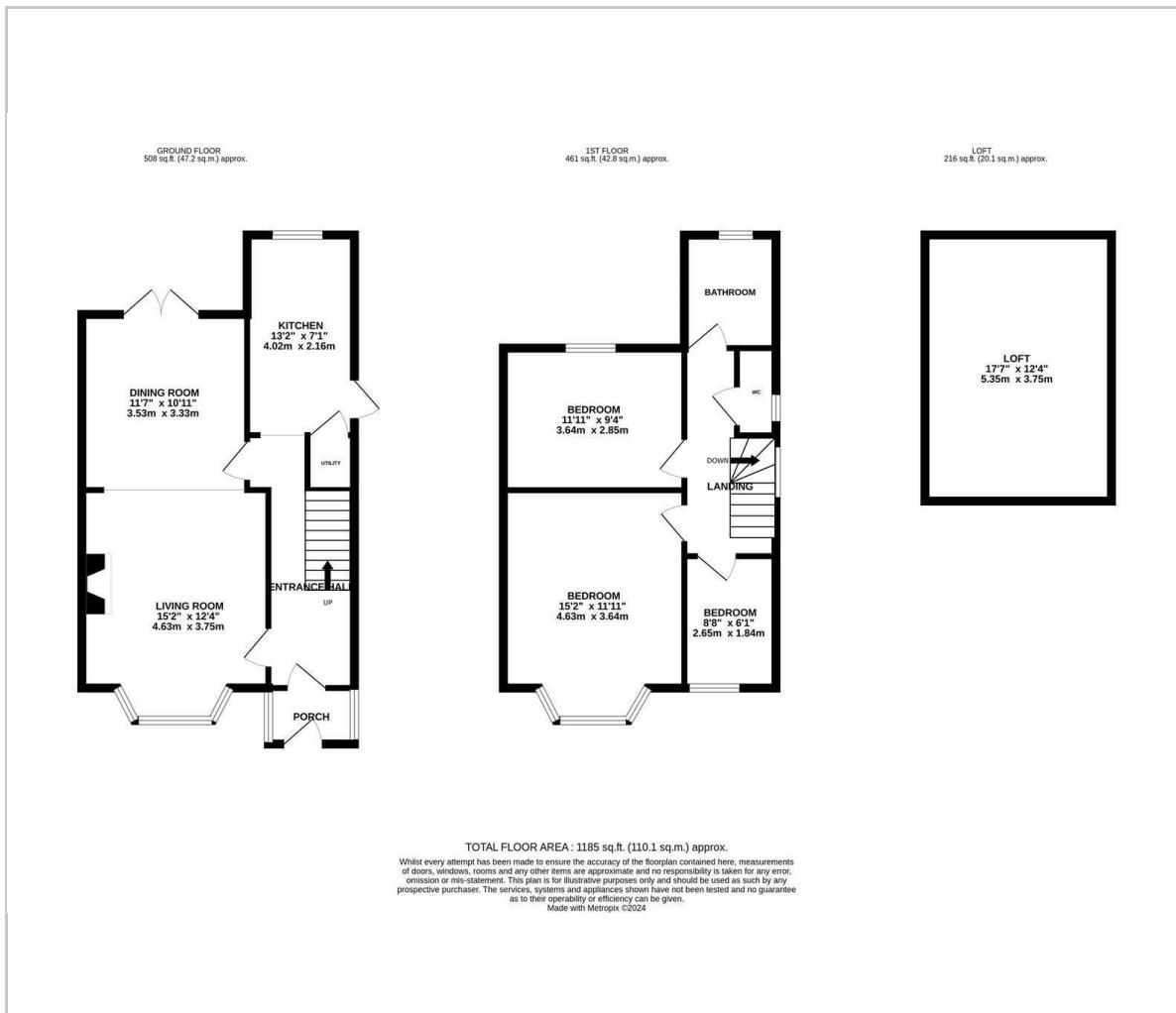
The property: a spacious three bedroom 1930's detached house with well presented accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall with porch, flowing through to the open plan living and dining space with a bay window, feature fireplace and double doors leading out to the rear garden. The kitchen is positioned at the rear of the property, fitted with contemporary units which provide ample storage space and there is also a separate utility room. On the first floor there are three bedrooms, two of which are generous double rooms with the principal bedroom benefitting from sea views and a large family bathroom which enjoys a bath and separate shower enclosure. There is also a sizeable attic measuring 17'7 x 12'1 which offers plenty of additional storage. The rear garden provides a decked area enjoying a glimpse of the sea with stairs down to the expanse of tiered lawn, bordered by mature shrubs and trees. At the front of the property there is a driveway providing off road parking for multiple vehicles leading to the garage. Having been extensively renovated throughout this property would make the perfect family home.

The location: situated in a sought after position in Clive Vale within walking distance to local shops and equidistant to Hastings Old Town and Hastings Town centre offering shopping and leisure facilities, the seafront, Hastings Country Park, nearby primary schools and good bus and railway connections. Ore railway station is also within walking distance.

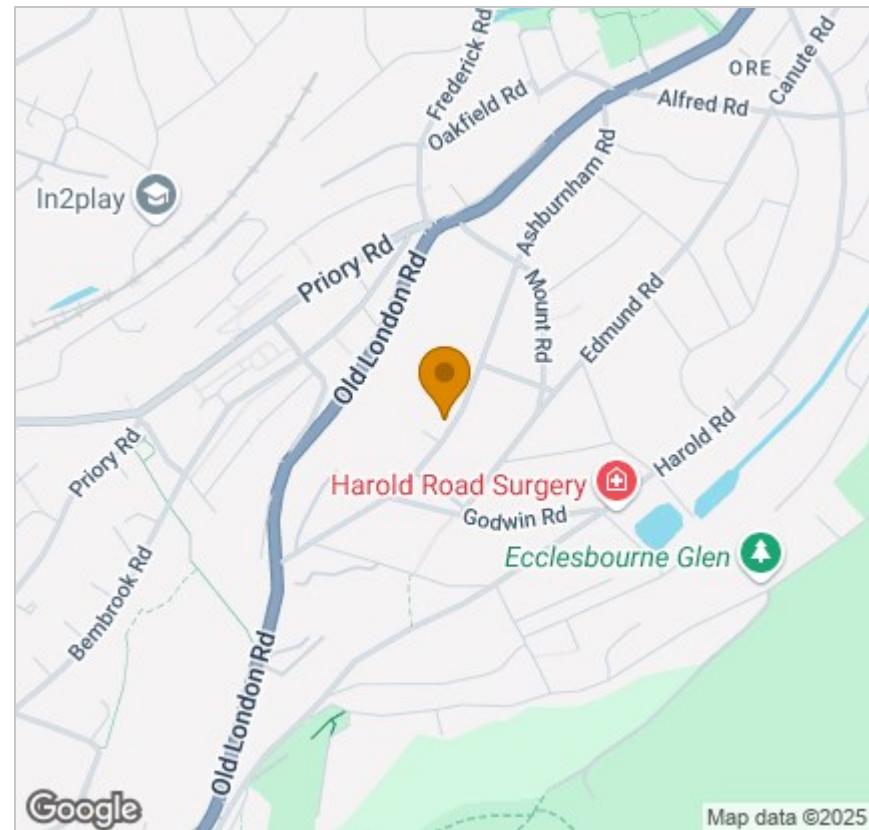




## Floor Plan



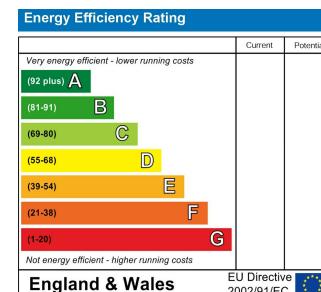
## Area Map



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.