

# JOHN BRAY & SONS



Croft Hall Croft Road  
, Hastings, TN34 3BF

Offers In Excess Of £240,000



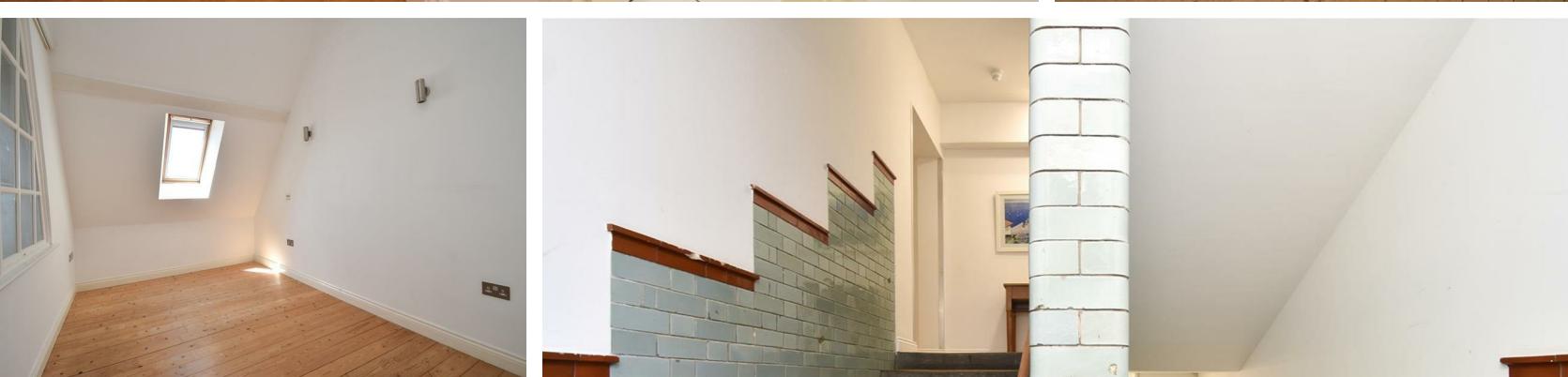
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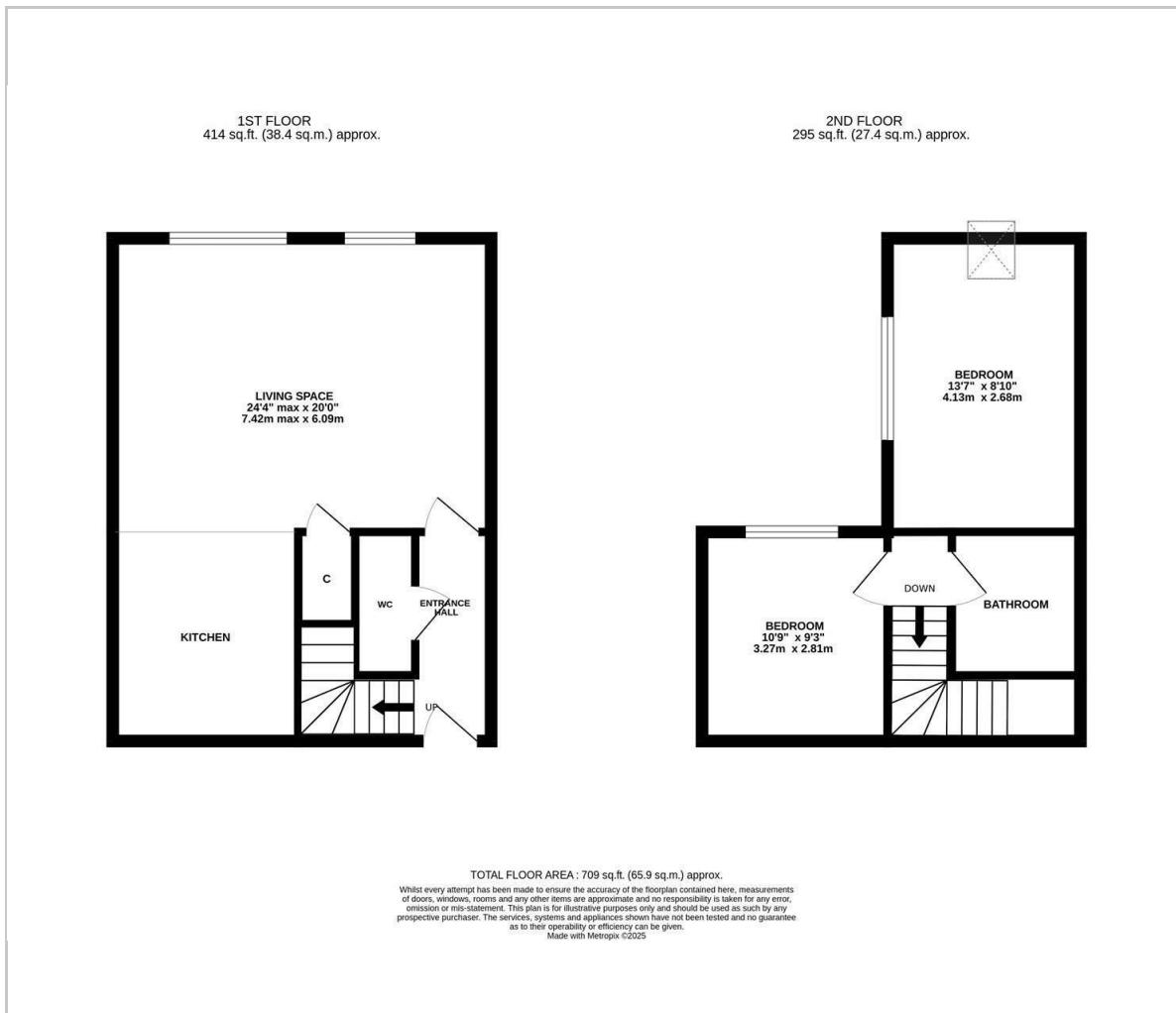
The property: an exquisite split-level maisonette forming part of this impressive and charming period building, which was a former Victorian School. Located in the heart of Hastings Old Town, the accommodation here is well presented throughout and set within a prestigious gated development with an allocated off road parking space. The spacious open plan living area measures 24'4 x 20'0 boasting a vaulted ceiling and two large original feature windows that flood the space with natural light. The contemporary fitted kitchen offers ample storage and modern units, with the addition of a storage cupboard and downstairs cloakroom. The loft-style mezzanine level features two bedrooms with exposed floorboards and family bathroom. The property also benefits from an air source heat pump (ASHP) heating system, allocated parking, and is being sold with a share of freehold and no onward chain.

The location: sat on the West Hill, the property is positioned perfectly near the historic Old Town offering a fantastic selection of bespoke shops, bars, eateries and traditional public houses along with famous seafront and pier within walking distance. Offering good transport links.





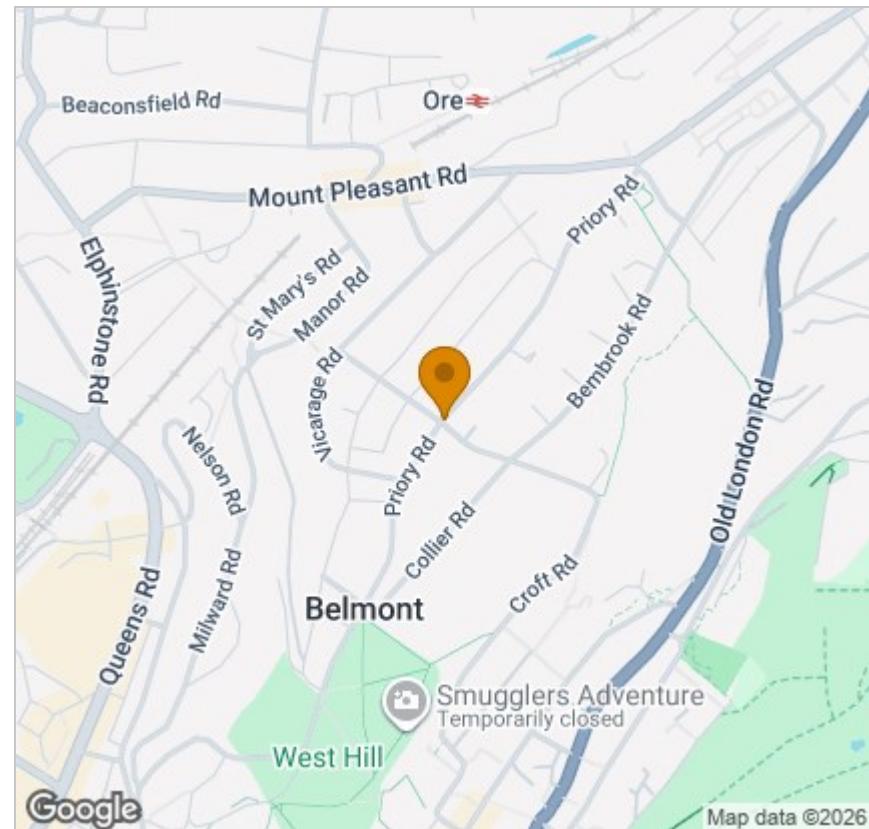
## Floor Plan



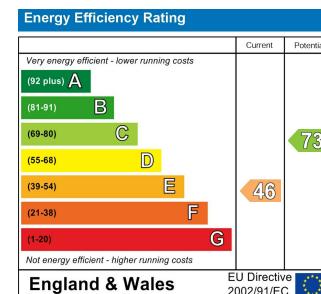
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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