

# JOHN BRAY & SONS



50 Tackleway  
, Hastings, TN34 3BU

Offers In Excess Of £300,000

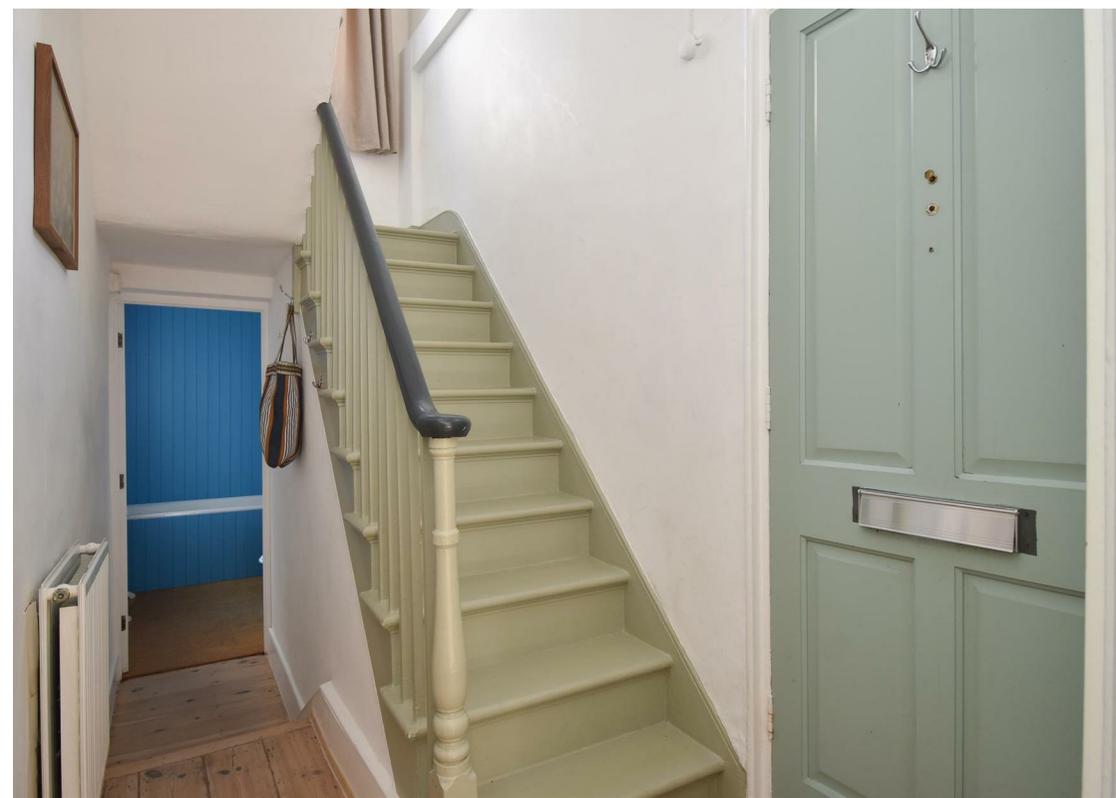


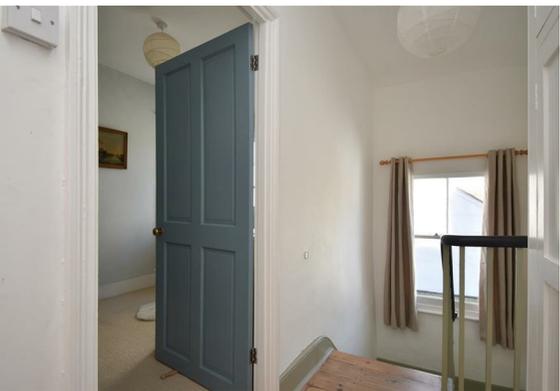
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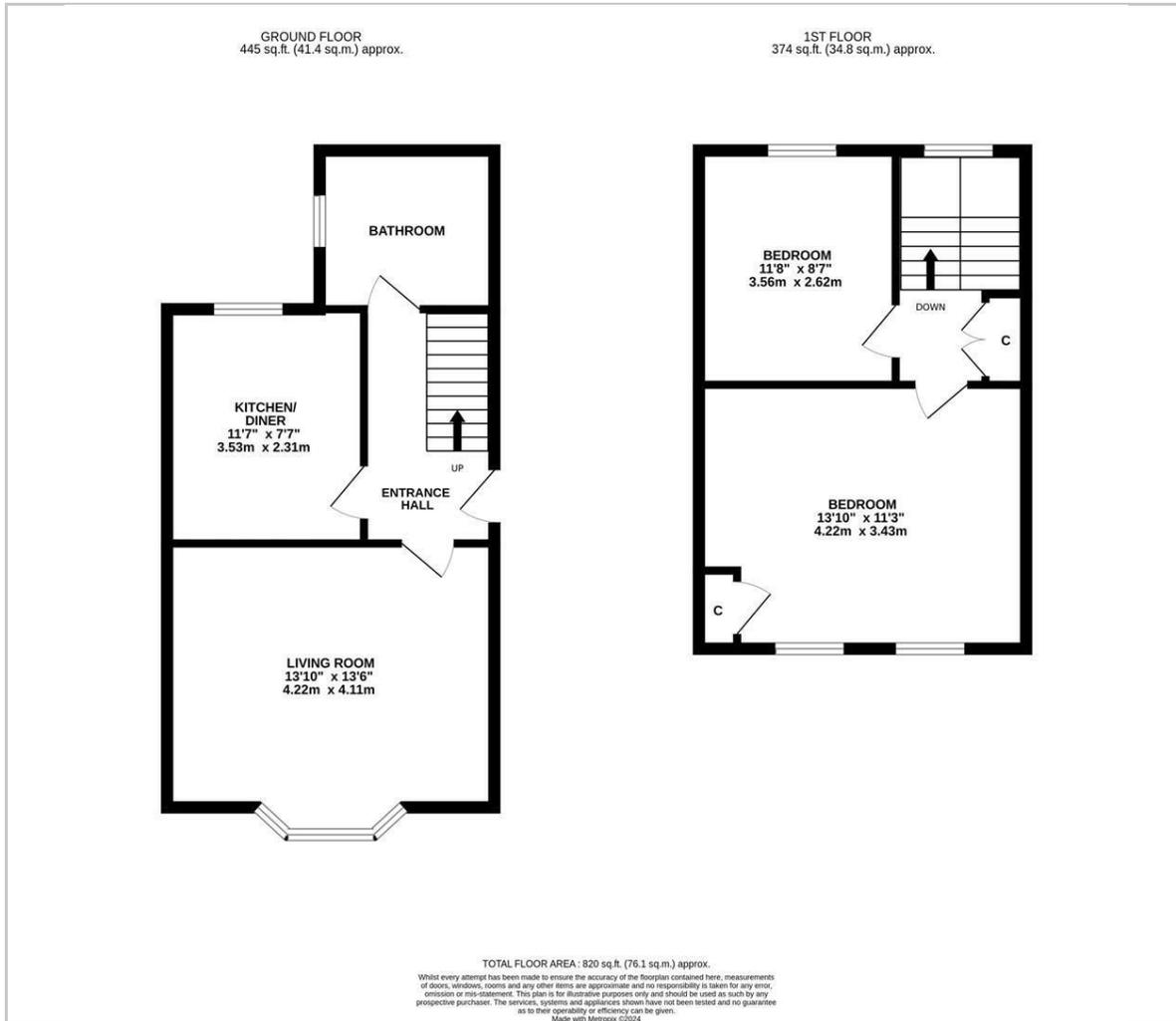
The property: a beautifully presented two-bedroom maisonette positioned in a sought-after location within Hastings historic Old Town. Accessed via a private entrance the accommodation here retains a wealth of original features and offers well proportioned rooms, the bright living room benefits from a sunny bay window with picturesque views of the East Hill and a feature fireplace. The separate kitchen/breakfast room are also positioned on the ground floor. The upper floor offers two generous double bedrooms and a useful storage cupboard on the landing. The principal bedroom benefits from two large windows framing a rugged outlook of the East Hill. Original wooden floorboards flow throughout the main living space and hallways. From the rear of the property, there are scenic views across neighbouring rooftops towards the West Hill. This fantastic and rarely available property is being sold with the added benefit of the freehold for the full building and no onward chain.

The location: situated adjacent to the East Hill where Old Humphrey Avenue meets Tackleway, this charming property is ideally located for life on the coast. A footpath directly opposite the house takes you to Hastings Country Park – 900 acres of spectacular scenery and woodland with coastal paths leading to Fairlight and beyond. The delights of Hastings Old Town are also on your doorstep, offering local independent shops, award-winning pubs and restaurants and the beach nearby.





## Floor Plan



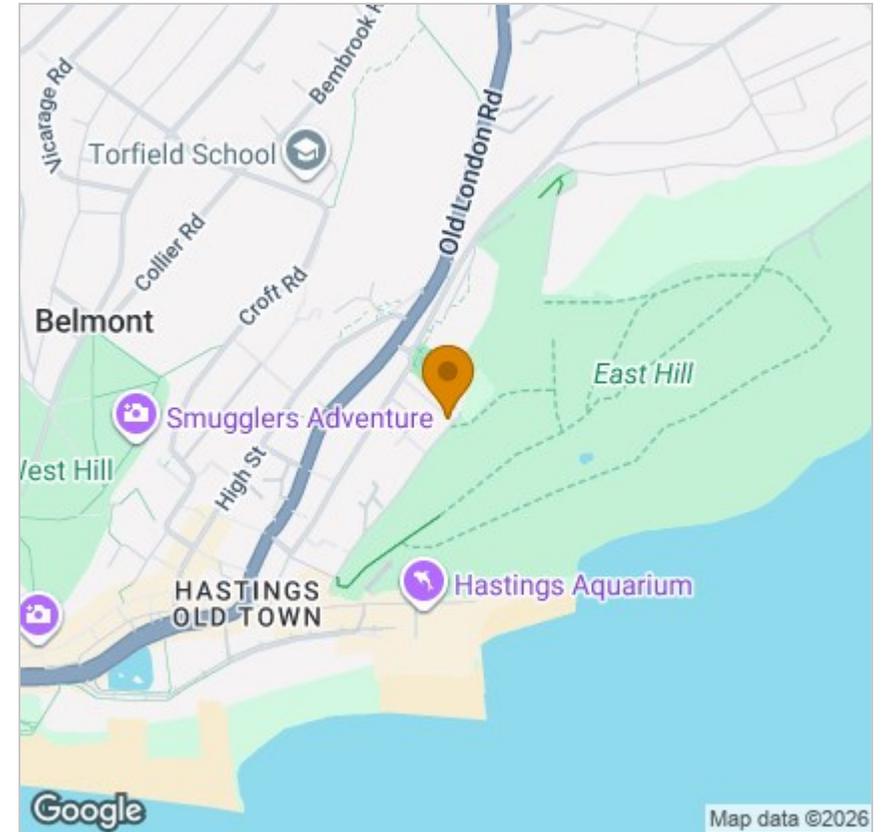
## Viewing

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.

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.

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## Area Map



## Energy Efficiency Graph

