

# JOHN BRAY & SONS



144 Stonefield Road  
, Hastings, TN34 1QE

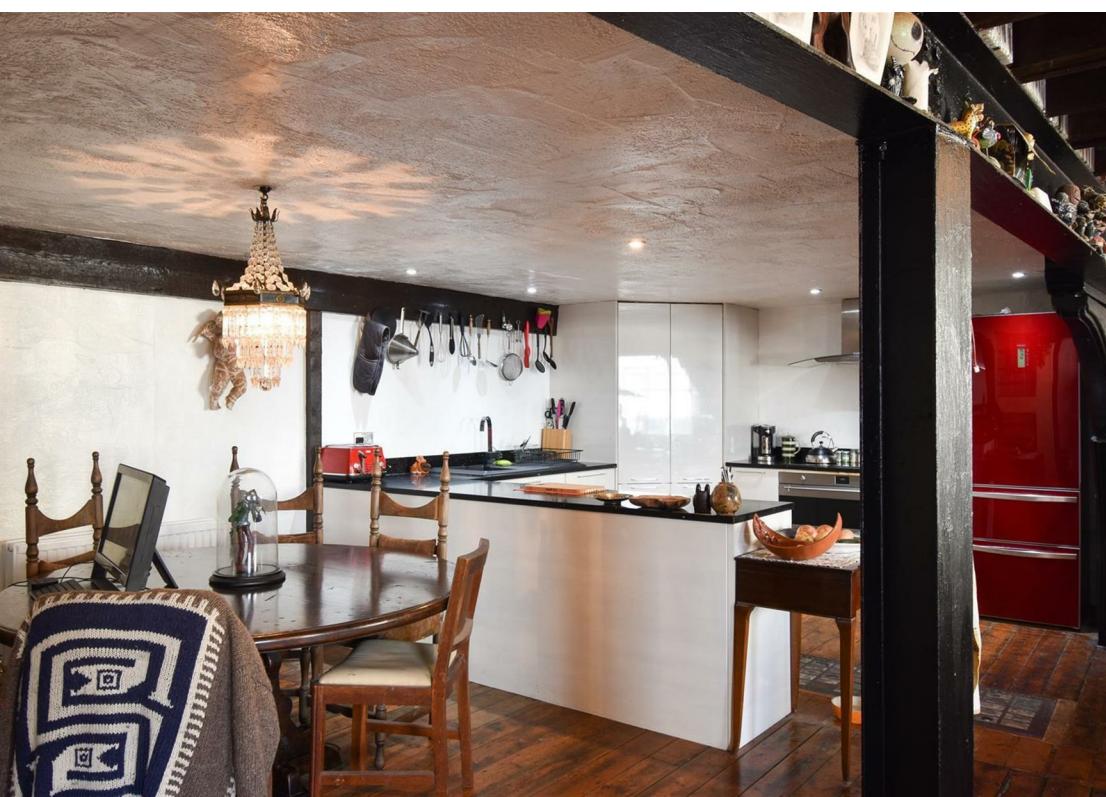
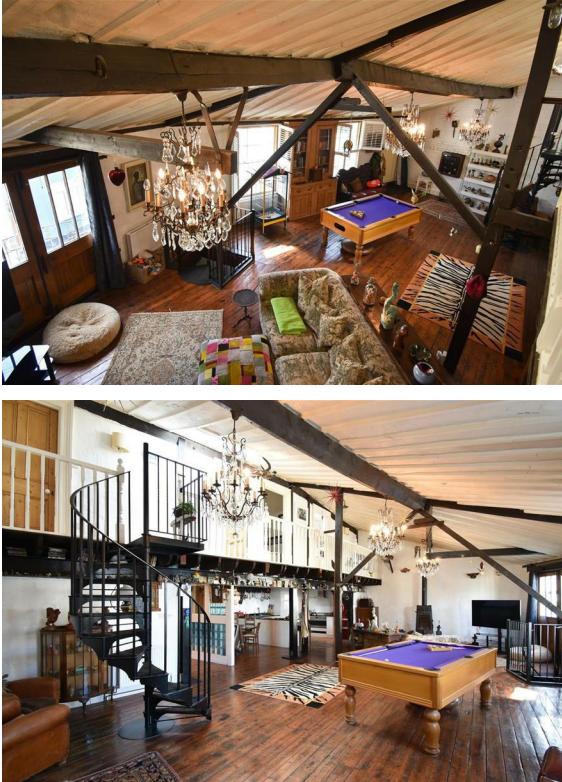
Offers In Excess Of £650,000

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## 144 Stonefield Road

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The property: a well presented five bedroom, three storey period home situated in a central position close to Hastings Town centre. This rarely available property benefits from a wealth of original features including ceiling beams and exposed floorboards. Dating back to the 1860's this unique former coach house was originally designed to house the horses from Hastings Old Town and Pier and is steeped in local history and. Enjoying a versatile layout the ground floor comprises of two bedrooms, served by a shower room and utility room which could be used as a second kitchen, creating potential for dual accommodation or a home and income opportunity. The first floor enjoys an impressive open plan living space fitted with a wood burning stove, a Juliette balcony and access out to the sun terrace. The living room leads through to the contemporary fitted kitchen with a large pantry cupboard, open to a dining nook and there is a separate utility room with adjoining W/C. Benefiting from exceptionally high ceilings this sociable space is perfect for entertaining. With all floors access via a cast iron spiral staircase, the principle bedroom is found on the mezzanine level, enjoying an en-suite and built in storage, together with a family bathroom where there is a freestanding roll top bath and two further bedrooms. Outside the property has a sun terrace offering an idyllic spot to dine with stairs leading down to the front of the property, this could be used as a separate entrance meaning that the two parts of the property are

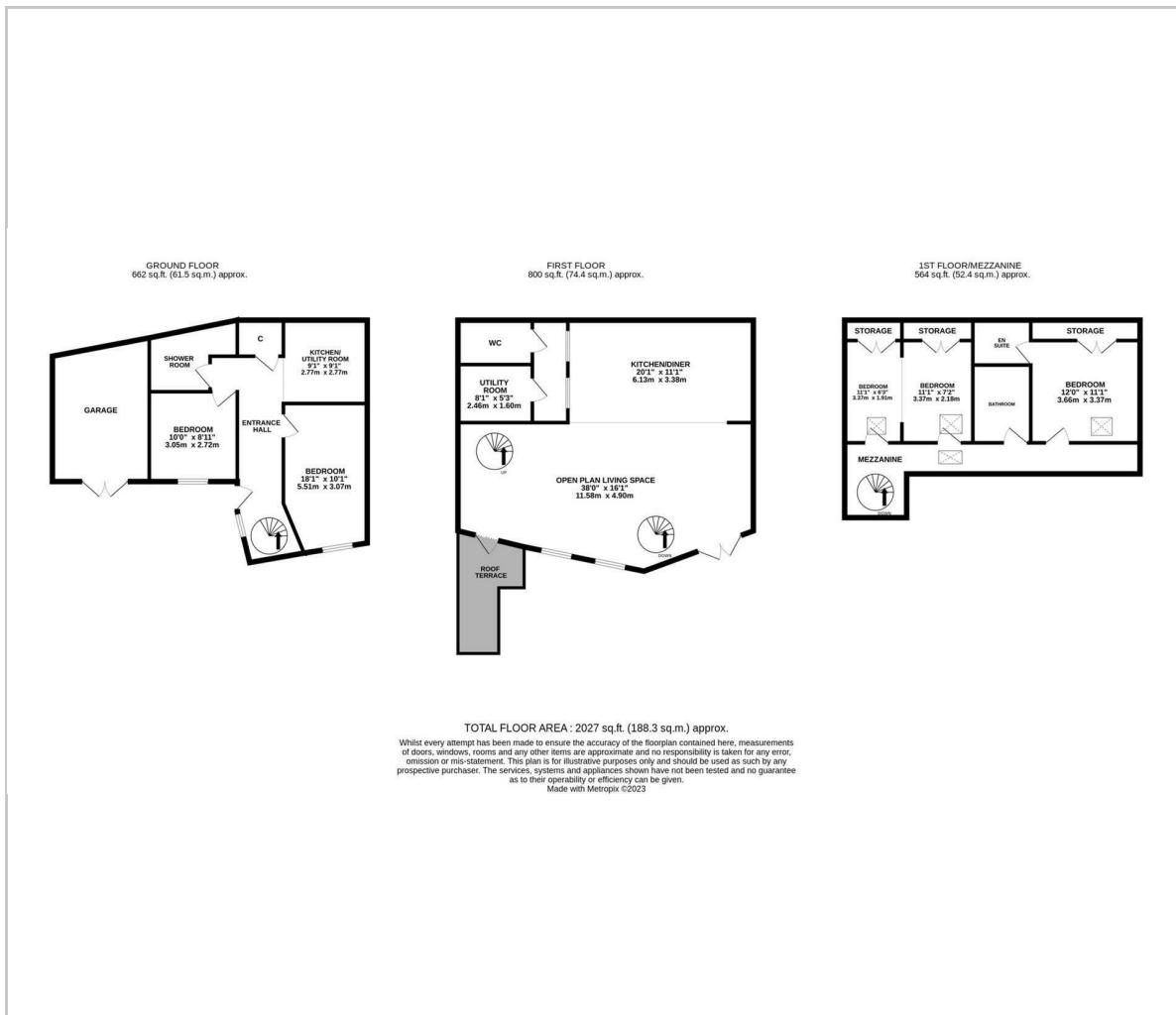




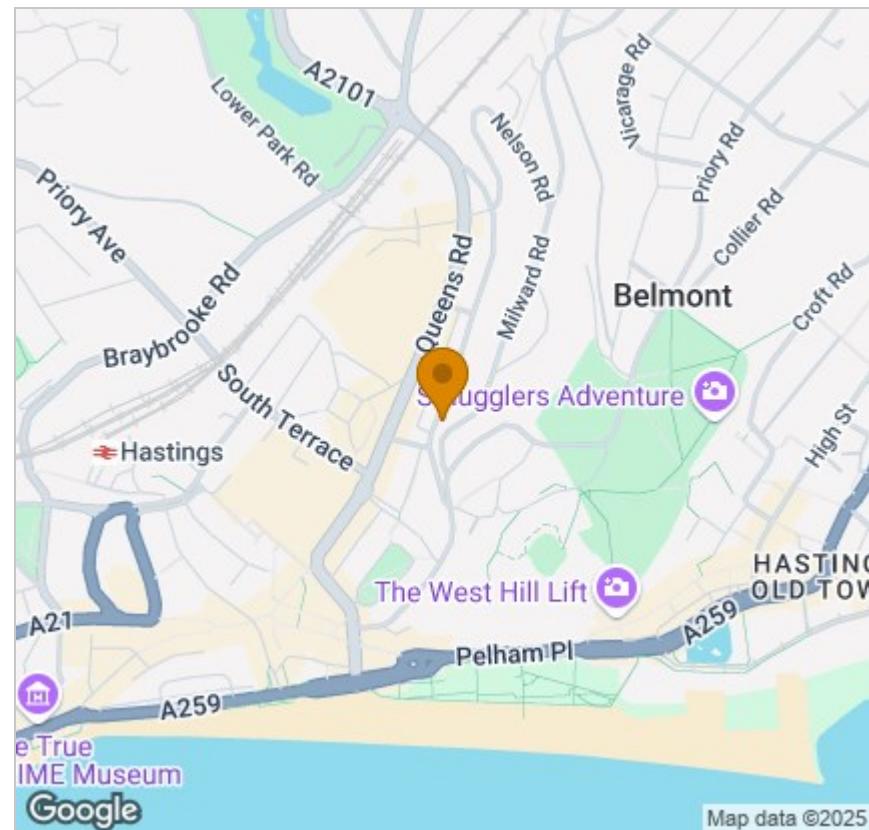
completely self contained, here there is a gated courtyard paved for off road parking, this easily accommodates parking for one vehicle and gives access to the garage.

The location: perfectly positioned to enjoy the vibrant neighbourhood in central Hastings Town Centre within immediate walking distance of the seafront, Alexandra Park, leisure facilities, local shops, restaurants and Hastings mainline railway station with connections to London.

## Floor Plan



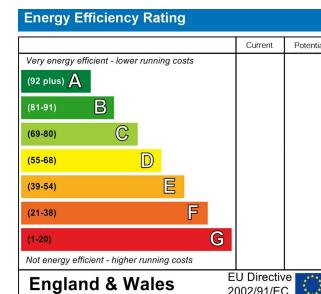
## Area Map



## 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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