

JOHN BRAY & SONS



Westhill Cottage Exmouth Place , Hastings, TN34 3JA

Offers In Excess Of £975,000



Westhill Cottage Exmouth

Place

, Hastings, TN34 3JA

The property: an attractive, double fronted period home with off road parking located in an idyllic position in the heart of Hastings Old Town. You approach the front door through a private courtyard garden where the accommodation beyond spans three floors, offering picturesque views across the neighbouring rooftops to the sea and an abundance of original features. The ground floor provides a versatile layout comprising three reception rooms, there is bright living room with an open fireplace with built-in alcove shelving and a second reception room with a dual aspect which extends in to a study area. The dining room is fitted with a cosy wood-burning stove and leads through to the kitchen, positioned at the rear of the property. The well appointed deVOL kitchen features wooden units, space for a range style oven, underfloor heating and access out to the parking space. On the upper floor there are four bedrooms, three of which are large double rooms with built-in storage, together with a luxury family bathroom with underfloor heating. The main bedroom also benefits from a large en-suite bathroom with underfloor heating while the lower floor houses three additional reception areas which are currently used as a cinema, a games room/office and a utility area.

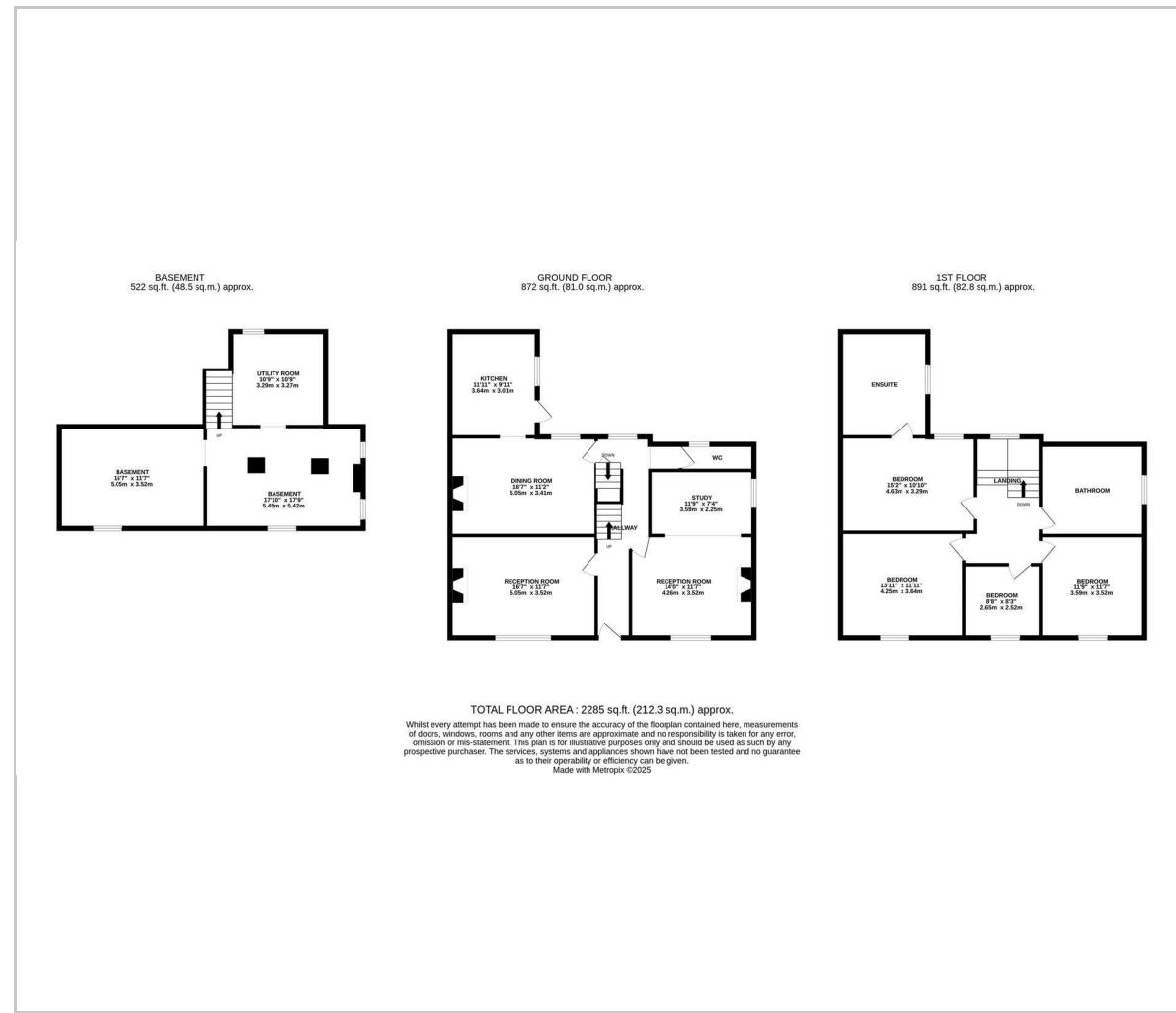
The location: occupying an unrivalled and peaceful setting this fantastic property is still within immediate reach of all that the Old Town has to offer.



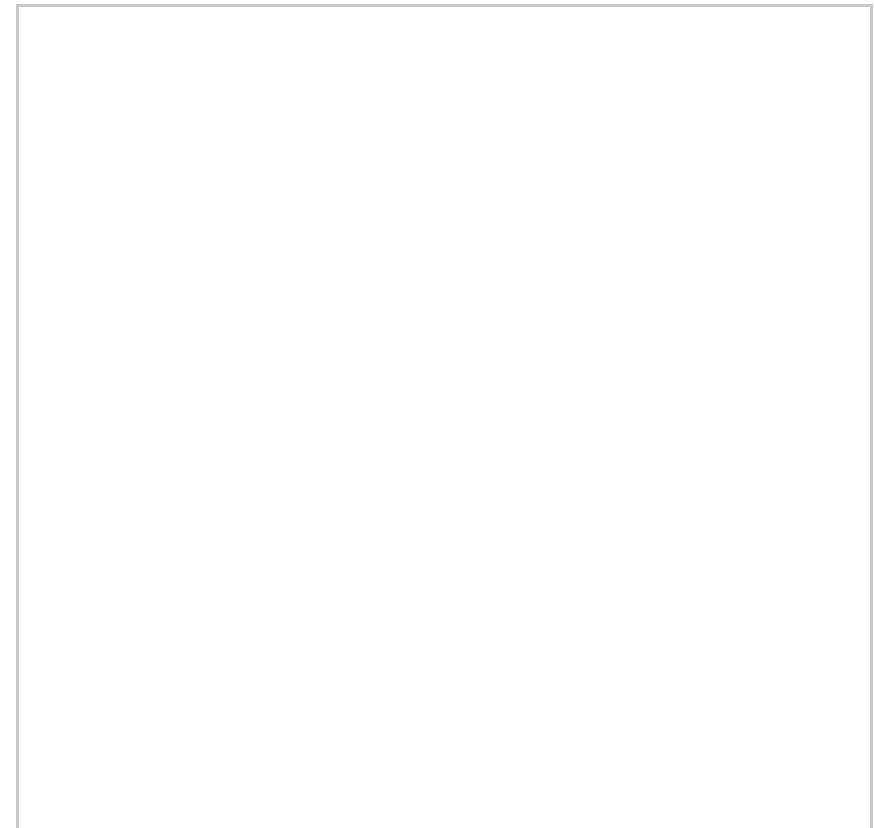


Local independant shops, antique stores and restaurants on the High Street and George Street are a short leisurely stroll away and you can walk to the beach or the West Hill in less than five minutes.

Floor Plan



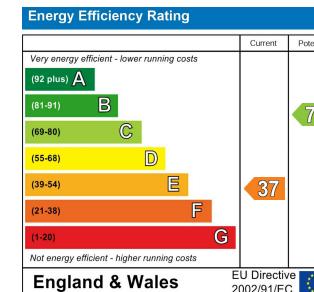
Area Map



Viewing

Please contact our John Bray Hastings Lettings 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

72 High Street, Hastings, East Sussex, TN34 3EL
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com