RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

32 St. James Road,
Hastings, East Sussex TN34 3LH
Offers In Excess Of £275,000

Gorgeous BAY FRONTED HOME found in a favoured location close to the mainline station and only a moments stroll from the picturesque Alexandra Park. The sense of space here is undeniable, there is a reception room/dining room as well as a kitchen with a sun room. On the first floor TWO DOUBLE BEDROOMS with a large family bathroom. The rear garden is tiered offering amazing views and is fully enclosed offering a sunny and private space. This exceptionally BEAUTIFUL FAMILY HOME is packed full of PERIOD FEATURES and charm. it is one not to be missed. The home is uniquely special as it was the birth home of the famous author GREY OWL – Archibald Stansfeld Belaney. Viewings are highly recommended via vendors sole agents Rush Witt & Wilson.

Entrance Hall
Entrance door to front, stairs rising to the first floor, dado rail, carpet as laid, understairs storage cupboard, radiator, doors off to the following:

Dining Room
11' x 9'4 (3.35m x 2.84m)
Sash window to rear, radiator, feature fireplace, carpet as laid, doors opening to:

Lounge
13'3 x 11'2 into bay (4.04m x 3.40m into bay)
sash bay window to front, feature fireplace with original fire, carpet as laid, radiator, return door to the entrance hall.

Kitchen
10'4 x 6'5 (3.15m x 1.96m)
Two windows to side, wall mounted Worcester boiler, range of matching wall and base units with work surfaces over, inset sink, space for freestanding gas cooker, space and plumbing for washing machine, space for fridge/freezer, tiled floor, part tiled walls, part glazed door leading through to:

Lean-To Sun Room
Windows to side, doors to side and rear providing access to the rear garden.

First Floor

Landing
Access to loft space, carpet as laid, doors off to the following:

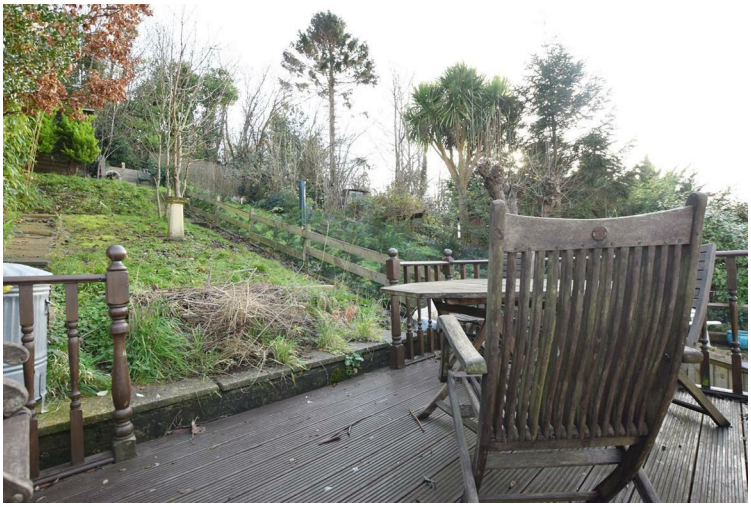
Bedroom One
14'9 x 10'9 (4.50m x 3.28m)
Two separate sash windows with secondary glazing to front, cupboard built into the chimney recess, carpet as laid, radiator.

Bedroom Two
11'2 x 9'4 (3.40m x 2.84m)
Sash window to rear, carpet as laid, radiator, storage cupboard to the chimney recess.

Bathroom/WC
10'2 x 6'5 (3.10m x 1.96m)
Sash window to rear, panel enclosed bath with mixer tap and shower spray attachment, low level wc, pedestal wash hand basin, radiator, part tiled walls, carpet as laid, airing cupboard with slatted shelves.

Outside

Rear Garden
Courtyard area to the immediate rear, steps lead up to a tiered area of garden with decorative shrubs and trees to borders, to the far end there is an elevated seating area enjoying amazing views.



Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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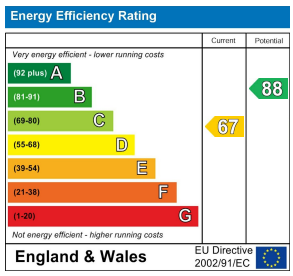

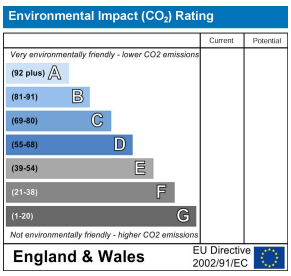

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