



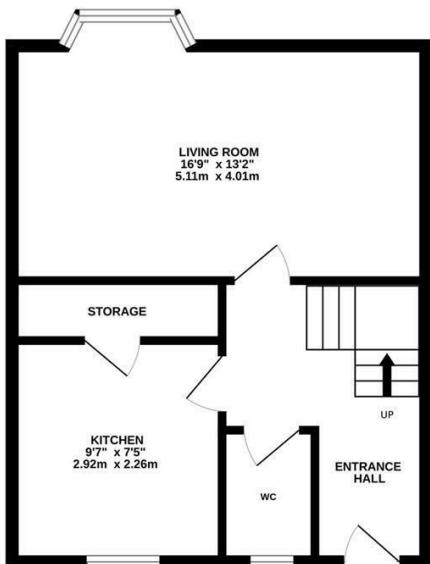
## The Bourne, Hastings TN34 3AY

Offers in excess of £275,000

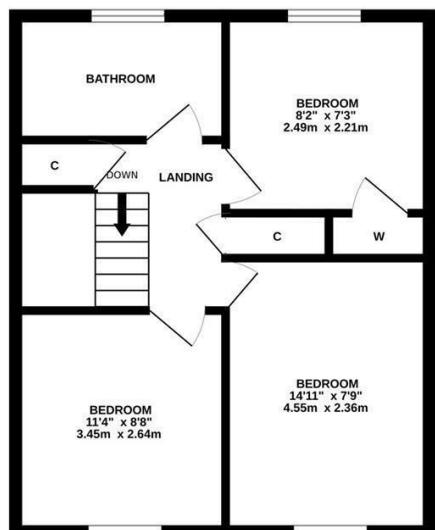


A bright and well presented THREE BEDROOM MAISONETTE with a private garden and the use of TWO OFF ROAD PARKING SPACES positioned in the heart of Hastings Old Town. It's within immediate walking distance of Hastings seafront, local shops, restaurants and traditional pubs. Hastings Country Park is also within easy reach offering 900 acres of spectacular scenery and woodland with coastal paths leading to Fairlight and beyond. Accessed via a PRIVATE ENTRANCE, the accommodation here is arranged as a large entrance hall which leads to the impressive living room with a BAY WINDOW framing views of Hastings Old Town while the kitchen is separate and fitted to provide ample storage and worktop space. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses three well proportioned bedrooms together with a family bathroom where there is a bath with shower over. Externally there is a LOW MAINTENANCE GARDEN offering a large paved space perfect for DINING AL-FRESCO. Being sold with NO ONWARD CHAIN, this fantastic property would make the perfect family home and is not to be missed. With the opportunity for a 990 YEAR LEASE EXTENSION.

FIRST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



SECOND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 sales 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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