

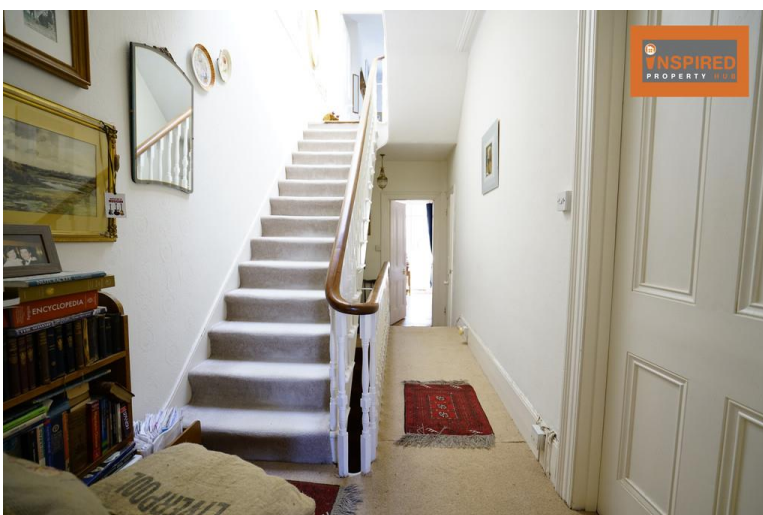


3D TOUR

BRAYBROOKE ROAD, HASTINGS, TN34 1TQ  
GUIDE PRICE £535,000







## DESCRIPTION

GUIDE PRICE £535,000-£545,000. What iNSPIRED us about this property? A truly rare find in this condition, yes it is need of renovation but it is still brimming with a plethora of original features. Being priced below a number of other period semi-detached properties around the town centre this 2200 + sq. ft property offers a fantastic opportunity for someone to create a masterpiece from this blank canvas. Currently arranged as 6 Bedrooms there are a number of options as to how this property could be arranged including as a 4 bedroom home with 2 bedroom granny flat or even potential home and income. But for those looking for 1 large home this really could offer that WOW FACTOR. Situated on the fringes of the Town Centre yet within a residential road this property really does offer the best of both worlds, angled views across the town to The English Channel complete the picture here





#### ENTRANCE VESTIBULE

Approached via front door and benefiting from stunning coloured glass door leading through to

#### ENTRANCE HALL

With feature staircase rising to First Floor Landing (described later) incorporating ornate balustrading and stunning curved handrail. 3 under-stairs storage cupboards, further cupboard, walk-in cupboard with window to side elevation.



#### RECEPTION ROOM/BEDROOM

18' 5" into bay x 13' 0" (5.62m x 3.98m) A elegant room currently arranged as a Formal Dining Room with stunning fire surround incorporating tiled hearth and insert, ornate cornice, central ceiling rose, picture rail, exposed floor boards , superb bay window to front elevation.

#### RECEPTION/BEDROOM

13' 9" x 10' 11" (4.20m x 3.34m) With ornate cornice, central ceiling rose, picture rail, stunning fireplace with subway pattern tiled insert and tiled hearth. Window to rear elevation.



#### RECEPTION ROOM

11' 10" x 11' 3" (3.62m x 3.44m) Currently designed as a Breakfast Room and offering built-in airing cupboard, further shelved cupboard to alcove, exposed floorboards, window to side elevation.

#### UTILITY ROOM

11' 3" x 4' 11" (3.44m x 1.51m) With the potential to be used a Kitchenette to the ground floor accommodation and benefiting from fitted worktop, stainless steel single drainer sink unit with mixer tap and cupboard under. Door and window to side elevation.



#### BATHROOM

10' 11" x 4' 3" (3.34m x 1.31m) With panelled bath and shower over, wash hand basin set in vanity surface, low level flush WC, partly tiled walls, window to side elevation.





## FIRST FLOOR LANDING

With feature staircase rising to Second Floor Landing (described later) incorporating ornate balustrading and stunning curved hand rail. Ornate Cornice.

## LOUNGE

18' 6" into bay x 18' 6" (5.65m x 5.64m) A elegant formal reception room with stunning fire surround incorporating tiled hearth and inserts. Picture rail, ornate cornice, large bay window and additional window to front elevation offering stunning views across to Town Centre with views of The English Channel beyond.

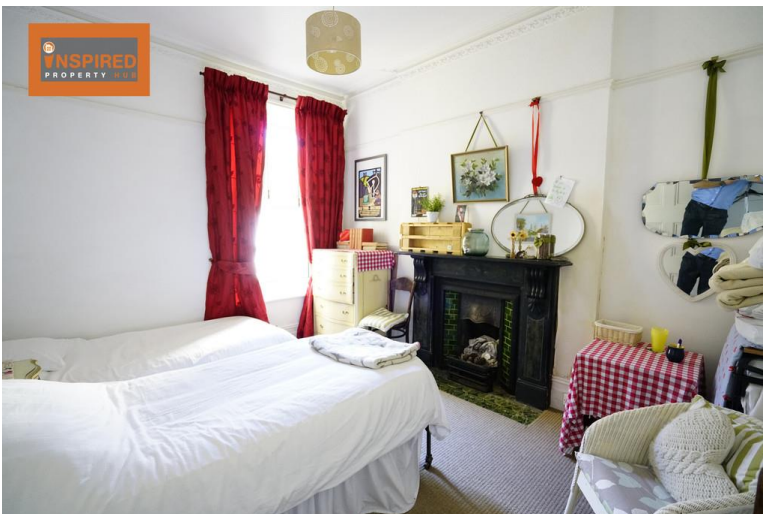


## DINING ROOM/BEDROOM

14' 1" x 11' 1" (4.30m x 3.40m) With feature fire surround, ornate cornice, picture rail, window to rear elevation.

## KITCHEN

11' 4" x 11' 3" (3.47m x 3.44m) With various fitted wall and base units, working surfaces, stainless steel single drainer sink unit, plumbing and space for washing machine, plumbing and space for dishwasher, partly tiled walls, exposed floorboards. Personal door with adjoining window leads out to



## CONSERVATORY

10' 0" x 10' 0" (3.07m x 3.05m) Being of single glazed aluminium framed and benefiting from sliding doors to the rear elevation leading out to Rear Garden (described later).

## CLOAKROOM/WC

With low level flush WC, window to side elevation.

## SECOND FLOOR LANDING

With ornate balustrading and stunning curved hand rail, access to loft space, skylight which floods the landing with natural light, built-in cupboard



## BEDROOM

14' 6" x 11' 3" (4.42m x 3.45m) With feature fire surround, exposed floor boards, window to rear elevation.

## BEDROOM

15' 1" x 9' 10" (4.60m x 3.00m) With cornice, exposed floor boards, 2 windows to front elevation offering angled sea views.





#### BEDROOM

11' 3" x 8' 9" - widening to 12' 2" (3.44m x 2.67m-3.70m) with feature fire surround, exposed floorboards, window to rear elevation.

#### BEDROOM

10' 1" x 8' 1" (3.08m x 2.48m) With window to front elevation.

#### SHOWER ROOM

With tiled shower cubicle incorporating Triton electric shower and screen. Pedestal wash hand basin, low level flush WC, partly tiled walls, window to side elevation.



#### FRONT GARDEN

Being terraced and laid mainly to lawn with the remainder being laid to footpath. Pedestrian access to the side of the property leads to

#### REAR COURTYARD

Being paved with steps leading up to

#### REAR GARDEN

77' 0" x 21' 0" (23.48m x 6.42m) An excellent sized garden for a property so close to the Town Centre being laid partly to a sun terrace/patio with the remainder being laid to lawn- all of which is wall enclosed



#### DISCLAIMER

Whilst Inspired Property Hub endeavour to maintain accurate depictions of properties in Movies, Virtual Tours, Floor Plans, Photographs and Descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. It can not be assumed that any appliances mentioned are in full working order and it can not be assumed that all items within any media are included in the sale





Total area: approx. 215.4 sq. metres (2319.0 sq. feet)

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	28	45
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	