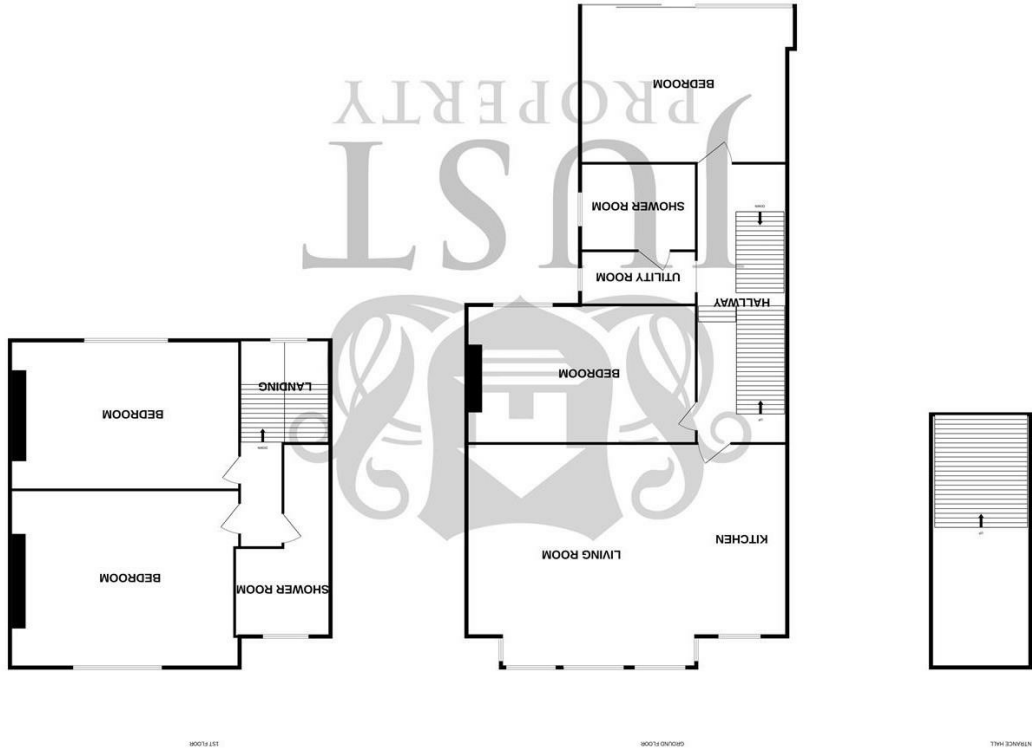


What every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and appliances have not been tested and no guarantee is given. The service, systems and appliances shown here are not tested and no guarantee is given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown here are not tested and no guarantee is given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

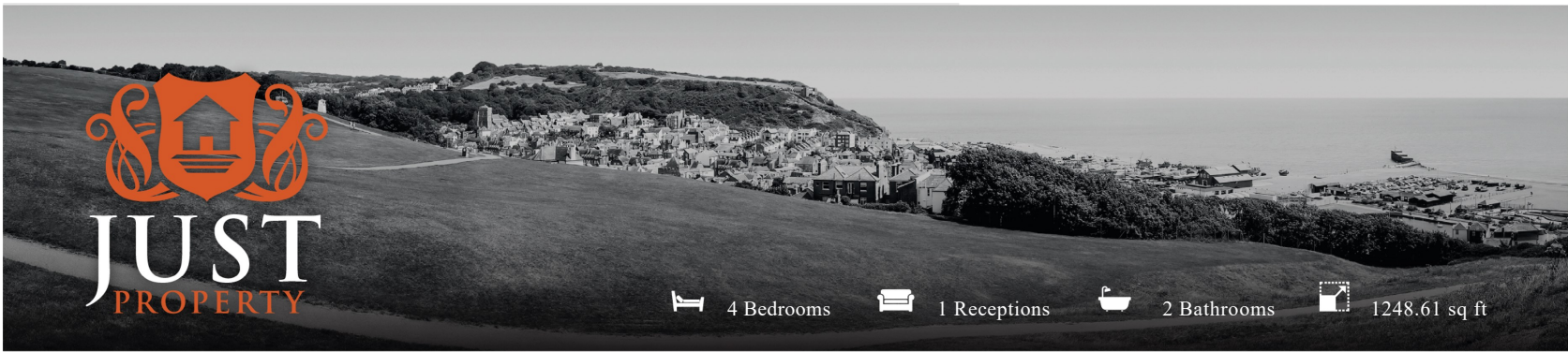
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	56
Potential	79



FLOORPLANS

81 Braybrooke Road, Hastings, TN34 1TF

www.justproperty.net



4 Bedrooms | 1 Receptions | 2 Bathrooms | 1248.61 sq ft

Leasehold - Share of Freehold

£350,000

81 Braybrooke Road, Hastings, TN34 1TF





PROPERTY DETAILS

This recently converted first-floor maisonette has been finished to an exceptionally high standard. Upon entering the private entrance, you are greeted by an entrance hall with stairs leading up to the first-floor landing.

The first floor features a spacious open-plan living room and kitchen, highlighted by a charming bay-fronted window that fills the space with natural light. The kitchen is equipped with integrated appliances, including a fridge freezer, dishwasher, oven, microwave, hob, and extractor fan, making it both functional and stylish.

This floor also includes a well-proportioned double bedroom with ample space for freestanding wardrobes. A utility area for added convenience, and a modern shower room complete with a walk-in shower, wash hand basin, and toilet.

Towards the rear of the property, you will find another double bedroom featuring patio doors that open onto the private garden, providing a seamless connection between indoor and outdoor living.

Ascending the stairs to the second floor, you are greeted by two additional double bedrooms, each featuring elegant freestanding bathtubs, adding a touch of luxury and relaxation to these spaces. A separate shower room on this floor includes a walk-in shower, wash hand basin, and toilet, catering to the needs of the upper floor occupants.

Additional benefits of this stunning maisonette include its private entrance and beautifully maintained private garden.

This first-floor maisonette perfectly blends high-spec finishes with thoughtful design, creating a luxurious and functional home that meets all modern living requirements.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	13'7" x 11'9" (4.16m x 3.60)
Stairs Leading To	Bedroom
First Floor Landing	12'7" x 14'0" (3.86m x 4.28m)
Bedroom	Shower Room
10'8" x 9'2" (3.26m x 2.81m)	Garden
Utility Room	
Shower Room	
Bedroom	
11'3" x 13'3" (3.43m x 4.04m)	
Kitchen/Living Room	
17'6" x 16'9" (5.34m x 5.11m)	
Stairs Leading Up To	
Second Floor Landing	

FEATURES

- Private Entrance Maisonette
- Four Double Bedrooms
- Private Garden
- Utility Area
- Open Plan Living Room/Kitchen
- CHAIN FREE
- Period Features
- Far Reaching Views
- Recently Converted
- Internal Viewing Highly Recommended

