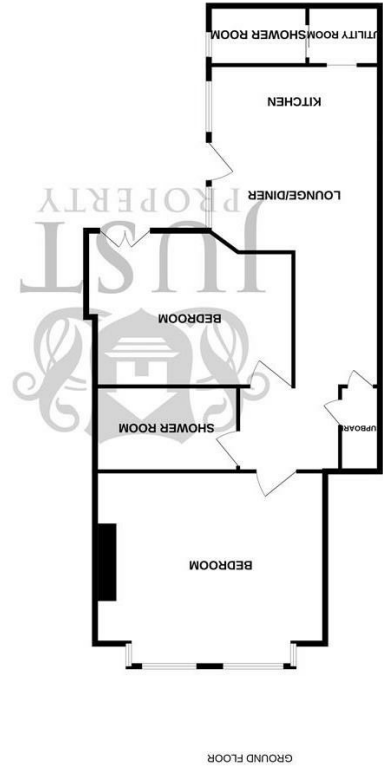


Energy ratings have been made in order to ensure that the energy performance of buildings is transparent to consumers. The energy performance of buildings is measured on a scale from A (most efficient) to G (least efficient). Buildings with an energy performance rating of A are the most energy efficient and have the lowest energy costs. Buildings with an energy performance rating of G are the least energy efficient and have the highest energy costs. The energy performance of buildings is measured on a scale from A (most efficient) to G (least efficient). Buildings with an energy performance rating of A are the most energy efficient and have the lowest energy costs. Buildings with an energy performance rating of G are the least energy efficient and have the highest energy costs.

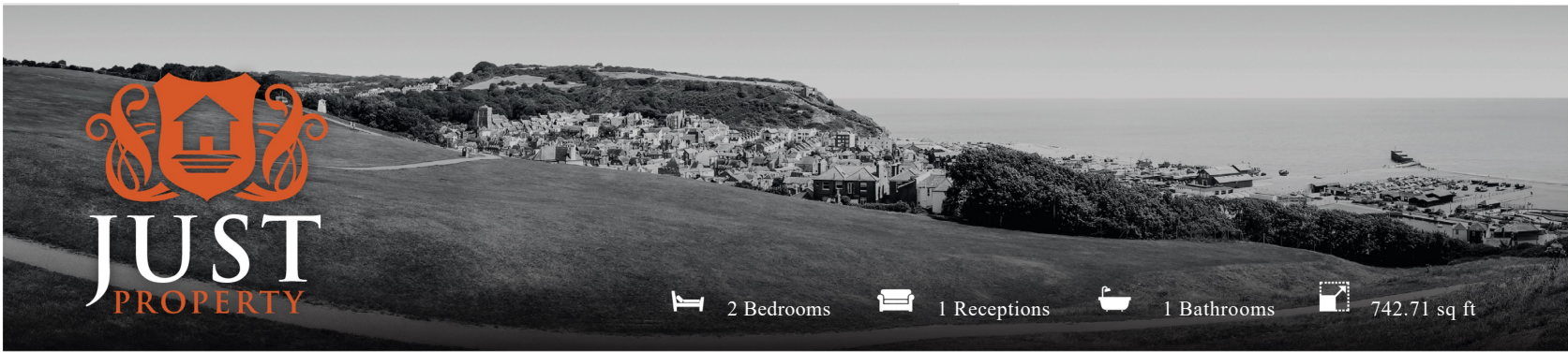
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	76
Not energy efficient - higher running costs	



FLOORPLANS

81A Braybrooke Road, Hastings, TN34 1TE

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 742.71 sq ft

Leasehold - Share of Freehold

£250,000

81A Braybrooke Road, Hastings, TN34 1TE





PROPERTY DETAILS

This recently converted ground floor flat has been finished to a very high specification, offering modern luxury and convenience throughout. As you enter, you are welcomed into the open-plan living room and kitchen, creating a spacious and inviting environment. The kitchen features a stylish breakfast bar and integrated appliances including a fridge freezer, dishwasher, oven, microwave, hob, and extractor fan.

Off the kitchen, there is a practical utility area, providing additional storage and space for laundry. Adjacent to this, the shower room is sleekly designed with a walk-in shower, wash hand basin, toilet, and a heated towel rail.

Continuing through the flat, you will find a handy storage cupboard for all your organizational needs. The property offers two well-sized bedrooms. The first bedroom is enhanced by patio doors that open onto a private patio area. The second shower room features a walk-in shower, wash hand basin, and toilet, all finished to a high standard with a heated towel rail.

The main bedroom is a standout feature, boasting a bay front with charming sash-style windows that flood the room with natural light. This room also offers ample space for freestanding wardrobes, ensuring plenty of storage.

Outside, the flat benefits from its own private entrance and a beautifully maintained private garden, offering a serene outdoor space for relaxation or entertaining.

This ground floor flat perfectly blends contemporary living with high-spec finishes, making it an ideal home for those seeking both style and functionality.

ROOM DIMENSIONS

Front Door

Lounge/Diner

19'9" x 10'10" (6.03m x 3.32m)

Kitchen

Utility Room

Shower Room

Bedroom

11'2" x 11'1" (3.42m x 3.40m)

Shower Room

Bedroom

17'0" x 13'1" (5.20m x 3.99m)

Garden

FEATURES

- Ground Floor Flat
- Recently Converted
- High Specification
- Utility Area
- Private Entrance
- CHAIN FREE
- Private Garden
- Integrated Kitchen
- Two Double Bedrooms
- Internal Viewing Highly Recommended

