

# JOHN BRAY & SONS



MADE  
FOR SALE  
mshastings.co.uk  
01424 444 700

45 Brookland Close  
, Hastings, TN34 2DF

Offers In Excess Of £285,000



## 45 Brookland Close

, Hastings, TN34 2DF

The property: a spacious three bedroom semi-detached family home with a garage en bloc positioned within a quiet cul-de-sac in a sought after Blacklands location. The accommodation here has been extended to offer generous proportions and a versatile layout on the ground floor, benefitting from a welcoming entrance hall and enjoying a large bay fronted living room which measures 24'11 x 12'11, with a front aspect and double doors leading to the kitchen diner at the rear. The kitchen provides ample storage space, giving access to the utility room and the dining area enjoys sliding doors to the rear garden. On the first floor there are three bedrooms, two of which are generous double rooms, along with a family bathroom which has a bath with a shower over and a separate W/C. The rear garden is mainly paved providing a low maintenance space perfect for dining alfresco and there are double gates providing rear access to the garage, offering a potential parking space. At the front of the house there is a front garden with mature shrubs and gated side access to the garden. Being sold with no onward chain and being in need of modernisation this fantastic property would be ideal for investment purposes or for a first time home.

The location: situated in a favoured Blacklands location within walking distance of popular Primary Schools, Alexandra Park, a local shop, plus Ore railway station and bus routes. Hastings Town centre is also within easy reach offering additional shopping



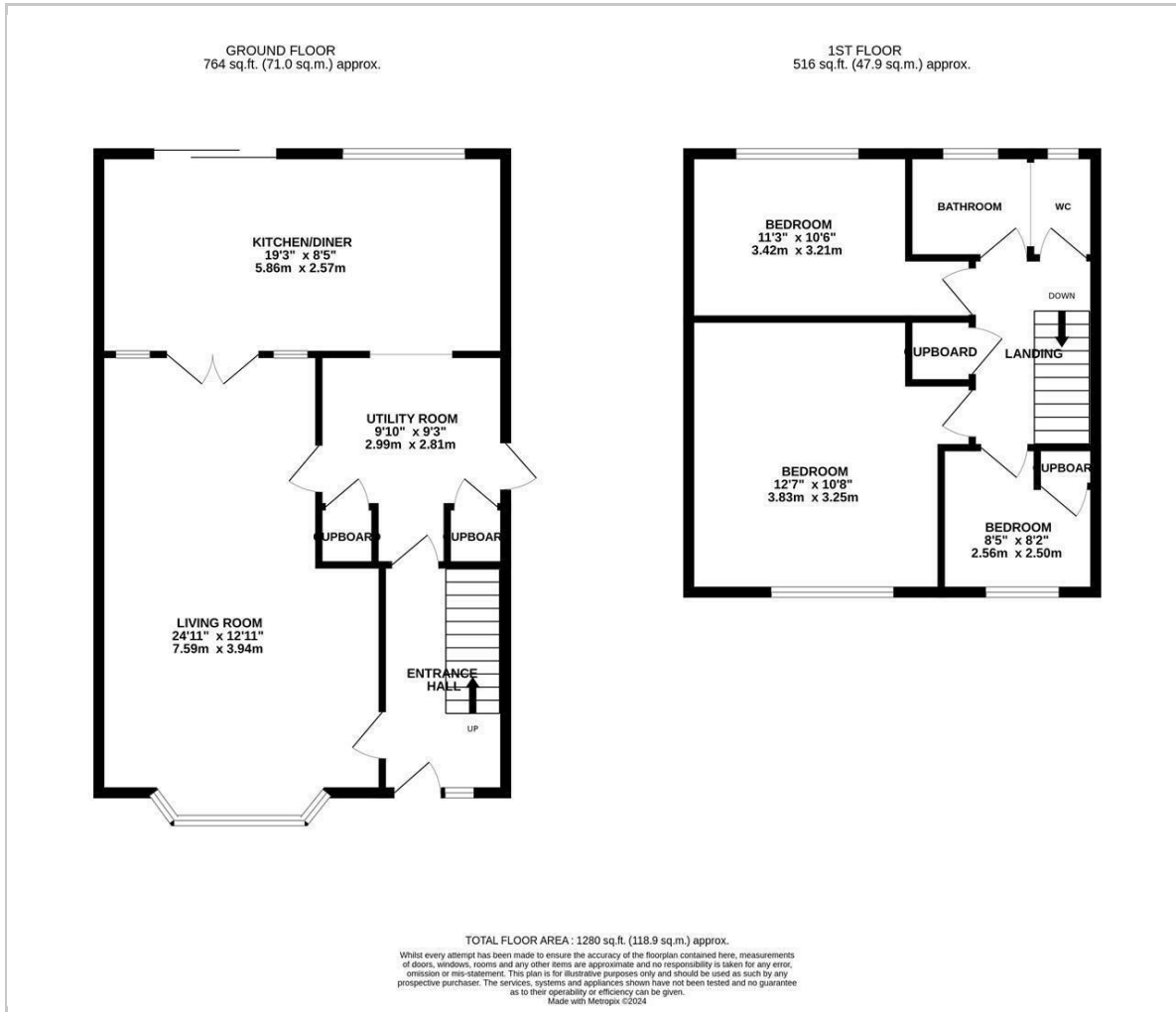


and leisure facilities.

- Freehold
- Council Tax Band: C
- Energy Efficiency Rating: TBC



## Floor Plan



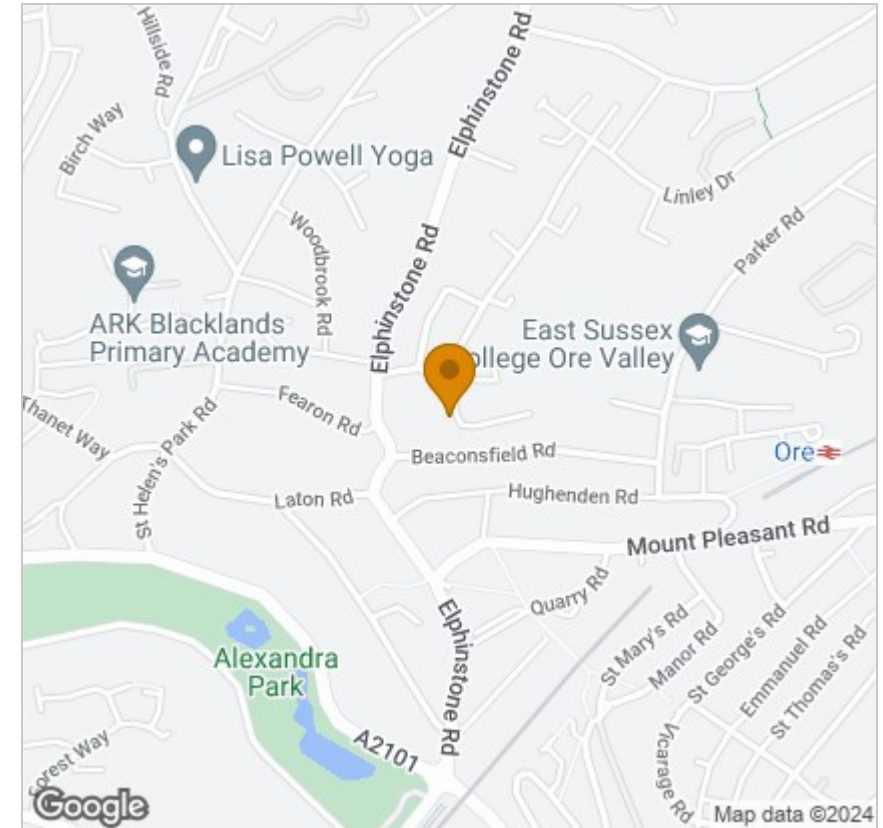
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

