



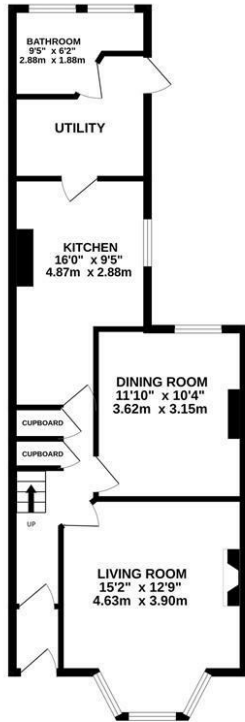
Braybrooke Road, Hastings TN34 1TA

Offers in excess of £400,000

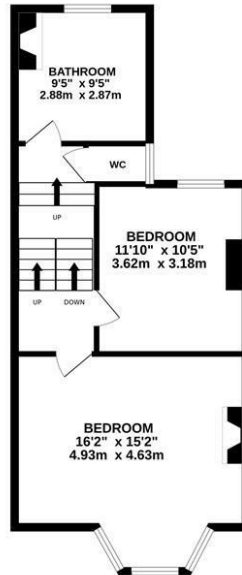


A spacious THREE STOREY VICTORIAN TERRACED HOME located in a sought after setting within immediate reach of Alexandra Park, Linton Gardens, the seafront and Hastings Town centre where there are a selection of shopping and leisure facilities. Hastings mainline railway station is located just a two minute walk away offering connections to London in just over 1 hour and 20 minutes. The accommodation here enjoys original features including exposed floorboards and wooden sash windows, and has HUGE SCOPE FOR MODERNISATION. The ground floor is arranged as a BAY FRONTED living room and separate dining room, while the fitted kitchen is positioned at the rear of the property together with a HANDY UTILITY room and bathroom. The fitted kitchen benefits from ample storage and worktop space, and provides access to the PRIVATE REAR GARDEN. On the first floor there are TWO DOUBLE BEDROOMS, with the principle bedroom enjoying a BAY FRONTED WINDOW and a OPEN FIRE PLACE, together with the FAMILY BATHROOM. There is also a cloakroom which has the potential to be converted into a separate W/C. The two additional DOUBLE BEDROOMS are located on the upper floor together with the STUDY. Externally the garden enjoys an area of patio followed by an EXPANSE OF LAWN. Being sold with NO ONWARD CHAIN.

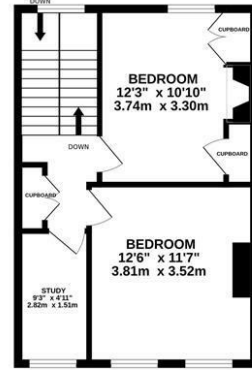
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1512 sq.ft. (140.4 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 illustrative 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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