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**38, Braybrooke Road, Hastings, TN34 1TA**

**Offers Over £525,000**

PCM Estate Agents are delighted to present to the market an exceptionally well-appointed VICTORIAN BAY FRONTED FIVE BEDROOM TERRACED HOUSE, offered to the market CHAIN FREE and benefitting from LOVELY TOWNSCAPE VIEWS across Hastings.

Step inside to be greeted by an inviting entrance hall, a BAY FRONTED LIVING ROOM, separate DINING ROOM and a modern NEWLY FITTED OPEN PLAN KITCHEN-BREAKFAST ROOM with INTEGRATED APPLIANCES. To the first floor there is an EN-SUITE MASTER BEDROOM, TWO FURTHER BEDROOMS and a WC, whilst to the second floor there are TWO FURTHER BEDROOMS and a LUXURIOUS BATHROOM with ROLL TOP BATH and shower over. Externally the property benefits from a PRIVATE REAR GARDEN laid with patio and having ample space to entertain or for families to enjoy.

This home offers modern comforts including gas fired central heating, double glazing and has been REFURBISHED TO A VERY HIGH SPECIFICATION throughout, having undergone extensive restoration including new plumbing, wiring throughout and new windows.

Conveniently position within a short stroll of Hastings town centre with its vast range of amenities including mainline railway station with convenient links to London as well as being within easy reach of the seafront, promenade, Linton Gardens and Alexandra Park.

#### **COMPOSITE FRONT DOOR**

Opening onto:

#### **VESTIBULE**

Cornicing, picture rail, coconut matting, further wooden partially glazed door opening onto:

#### **SPACIOUS ENTRANCE HALL**

Exposed wooden floorboards, radiator, under stairs storage cupboards, door to:

#### **LIVING ROOM**

15'4 x 12'7 (4.67m x 3.84m)

Ceiling height approximately 9', impressive reception room having a marble

fireplace with open working fire, two radiators, exposed wooden floorboards, television point, panelled ceilings, double glazed bay window to front aspect having made to measure bespoke plantation shutters.

#### **DINING ROOM**

12'1 x 11'1 (3.68m x 3.38m)

Ceiling height approximately 9', cornicing, feature period fireplace, exposed wooden floorboards, radiator, double glazed French doors opening to the rear garden.

#### **KITCHEN-BREAKFAST ROOM**

26'3 x 9'2 (8.00m x 2.79m)

Bespoke and fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertop with matching upstands over, Belfast sink with mixer tap, four ring induction hob with fitted cooker hood over and oven below, inset down lights, ceiling pendant lighting, integrated fridge freezer and dishwasher, space and plumbing for washing machine, tiled flooring, ample space for breakfast table, dual aspect room with double glazed windows to side and rear elevations, radiator, double glazed French doors to garden.

#### **SPLIT LEVEL LANDING**

Stairs rising to the second floor, doors leading to:

#### **MASTER BEDROOM**

15'2 into bay x 12'5 (4.62m into bay x 3.78m)

Ceiling height approximately 9', panelled ceiling, cornicing, tiled art deco fireplace, radiator, double glazed bay window to front aspect with made to measure bespoke plantation shutters, sliding door to:

#### **EN-SUITE**

Shower with rain style shower head and further hand-held shower attachment, wall mounted wash hand basin with mixer tap, dual flush low level wc, part tiled walls, tiled flooring, ladder style heated towel rail, panelled ceiling, cornicing, double glazed window to front aspect.

#### **BEDROOM**

11'9 x 11'1 (3.58m x 3.38m)

Period fireplace, radiator, double glazed window to rear aspect with townscape views.

**BEDROOM**

9'7 x 8'5 (2.92m x 2.57m)

Period fireplace, loft hatch to loft space, built in storage, radiator, double glazed window to rear aspect having townscape views.

**WC**

Concealed cistern dual flush low level wc, wall mounted wash hand basin with mixer tap, tiled walls, tiled flooring, double glazed window to side aspect.

**SECOND FLOOR LANDING**

Built in storage, loft hatch to loft space, double glazed window to rear aspect.

**BEDROOM**

12'9 x 10'8 (3.89m x 3.25m)

Period fireplace, cornicing, radiator, two double glazed windows to front aspect with made to measure bespoke plantation shutters.

**BEDROOM**

12'4 x 10'7 (3.76m x 3.23m)

Period fireplace, panelled ceiling, cornicing, radiator, double glazed window to rear aspect having townscape views and partial views of the sea.

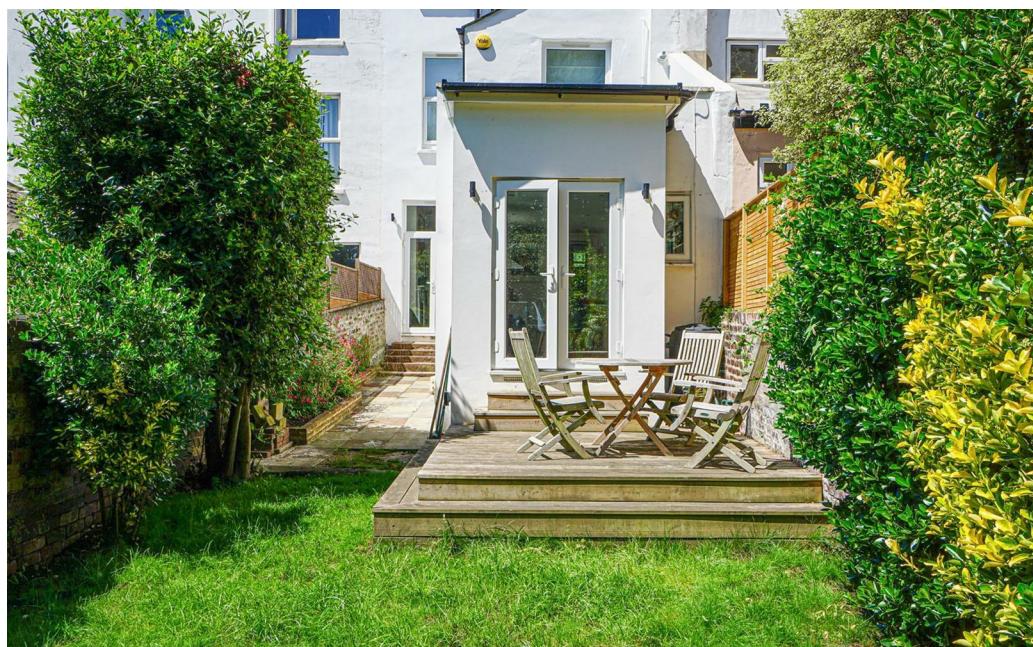
**FAMILY BATHROOM**

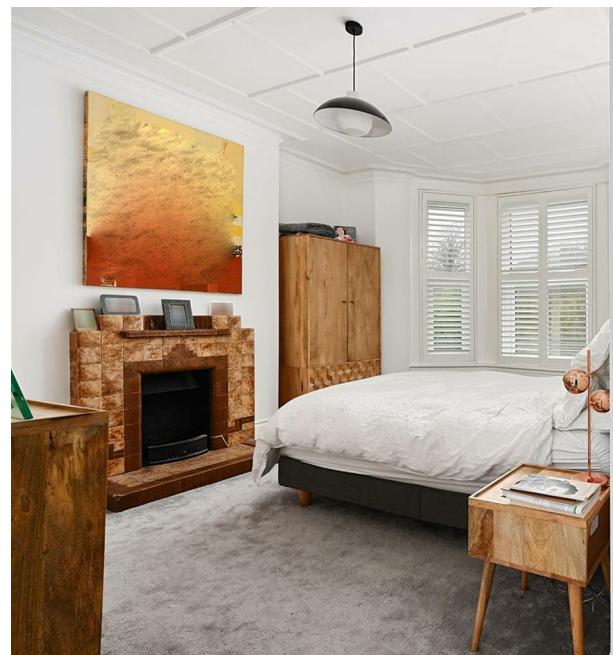
Stand alone roll top Victorian style bathtub with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, contemporary style low level wc with matching pedestal wash hand basin, ladder style heated towel rail, tiled flooring, part tiled walls, double glazed window to front aspect with made to measure bespoke plantation shutters.

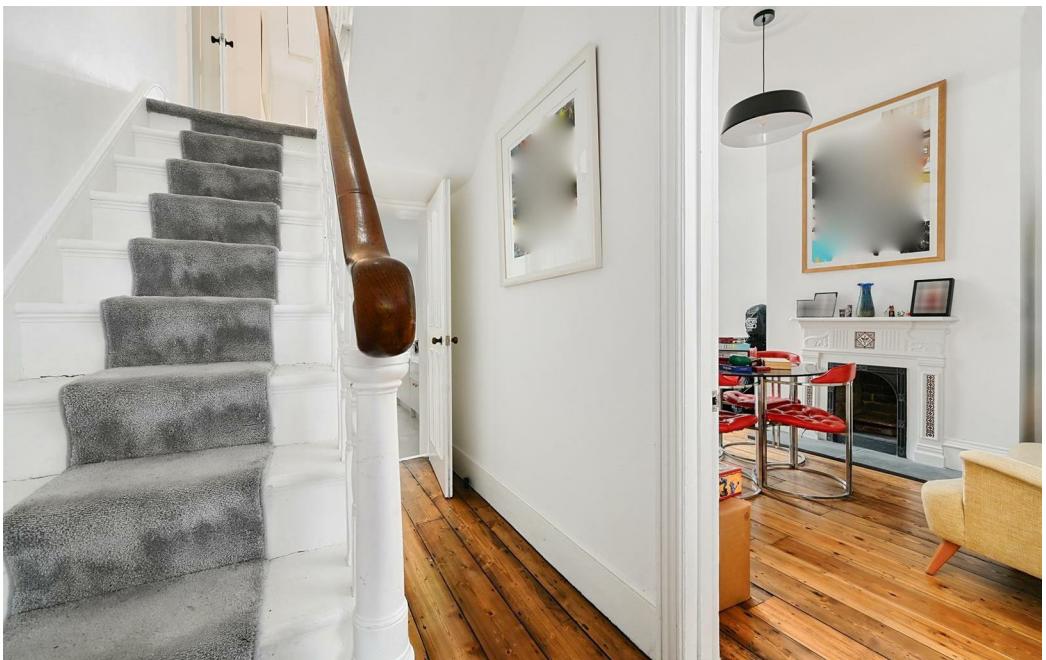
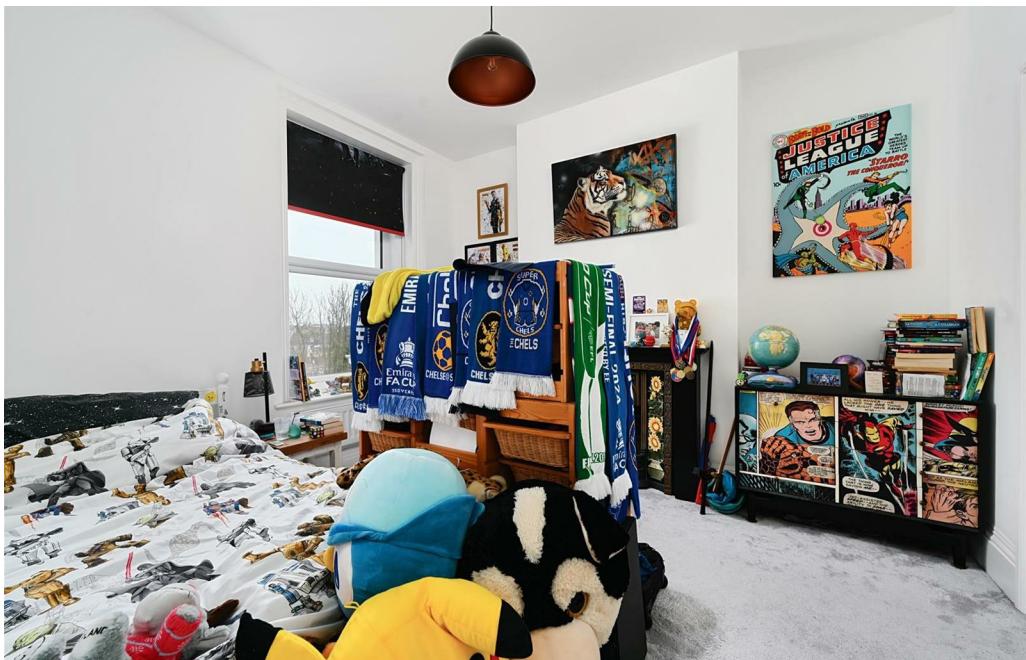
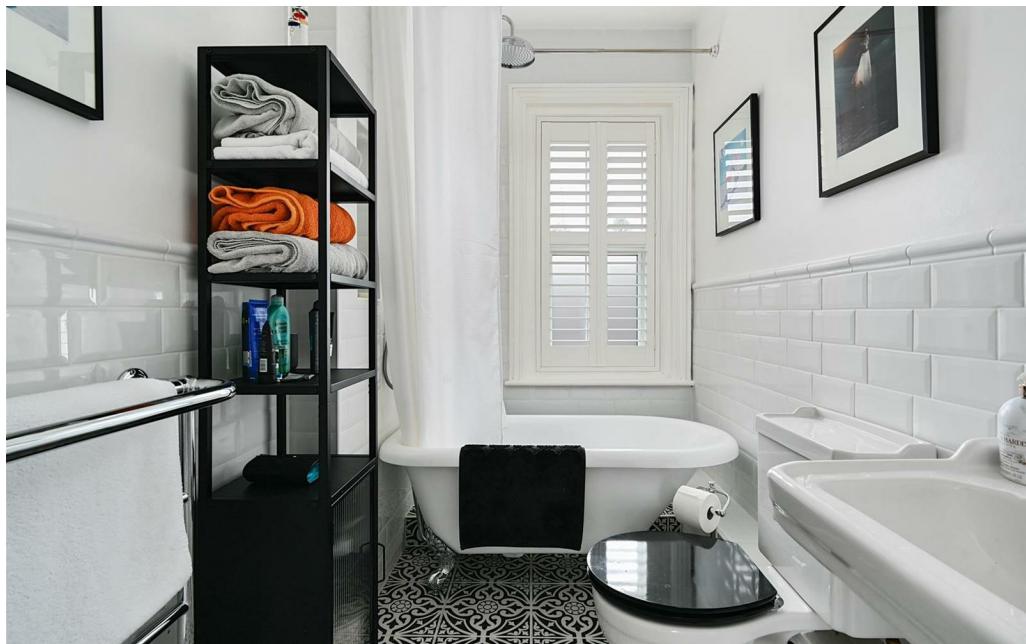
**REAR GARDEN**

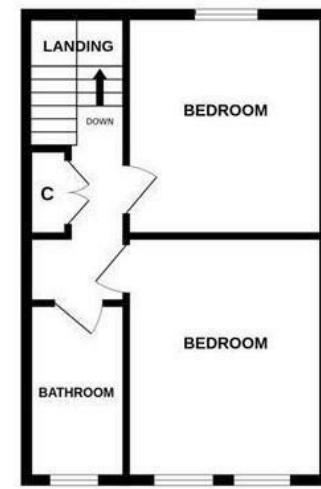
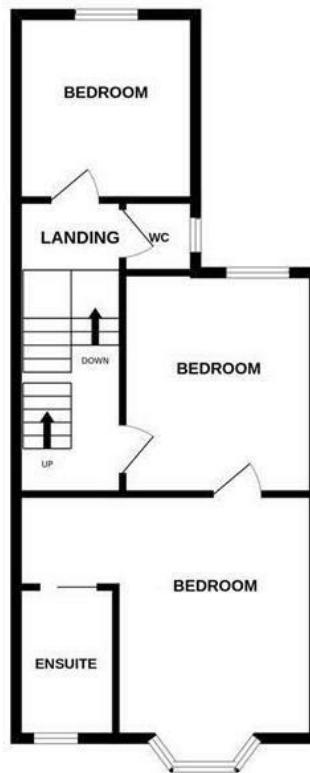
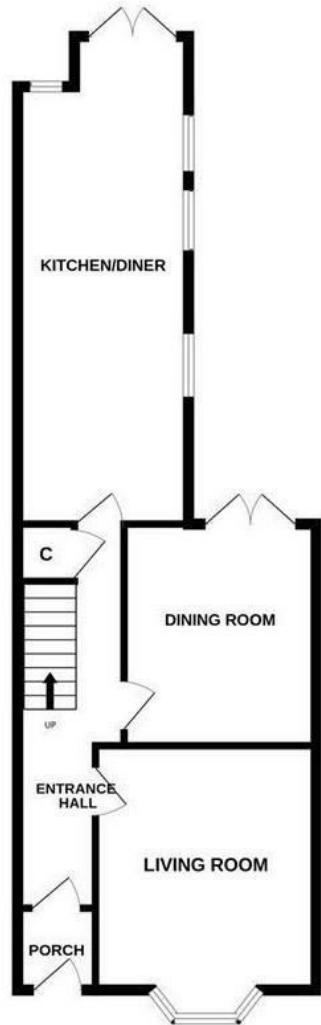
Decked wooden patio, stone patio/ path, walled and fenced boundaries, section of lawn. The garden offers ample space for entertaining, eating al-fresco or for children to play.

Council Tax Band: C









PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			