

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-35)
E	(36-50)
D	(51-60)
C	(61-75)
B	(76-90)
A	(91-100)
Very energy efficient - lower running costs	(92 plus)
Current	Potential
63	77

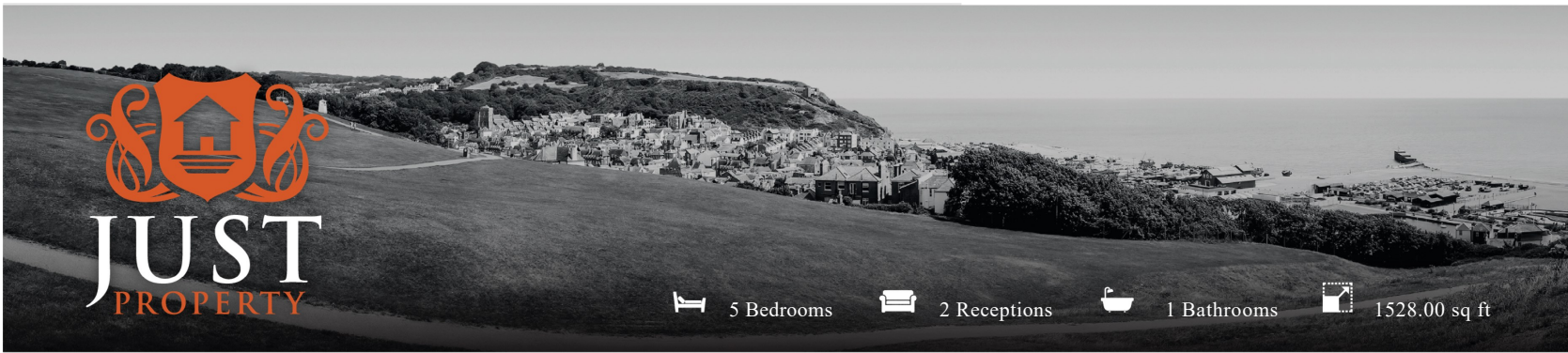
This energy rating has been made to ensure the accuracy of the Energy Performance Certificate (EPC) and is based on the information provided by the seller. It is not a warranty and does not guarantee the energy performance of the property. The seller is responsible for the accuracy of the information provided.



# FLOORPLANS

30 Braybrooke Road, Hastings, TN34 1TA

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5 Bedrooms
 2 Receptions
 1 Bathrooms
 1528.00 sq ft

Freehold

# £500,000

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Freehold

£500,000

5 Bedrooms 2 Receptions 1 Bathrooms 1528.00 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented five-bedroom Victorian home, ideally situated on the outskirts of Hastings town centre, within easy walking distance of the mainline railway station, seafront, Alexandra Park and the picturesque Linton Gardens.

This impressive period property offers deceptively spacious and versatile accommodation arranged over three floors, while retaining a wealth of original character features that blend effortlessly with stylish modern living.

The accommodation comprises a welcoming entrance hallway, an elegant living room with a feature log-burning stove which opens seamlessly into the dining room, creating an ideal space for both everyday family life and entertaining. The dining room enjoys direct access to the rear garden and leads through to the well-appointed kitchen, utility room and convenient ground floor WC.

The first floor offers two generous double bedrooms together with a luxurious family bathroom, while the second floor provides three further well-proportioned bedrooms, with the rear rooms enjoying a pleasant outlook.

The property also benefits from a beautifully enclosed rear garden, providing an excellent space to relax and entertain.

This exceptional home is perfect for growing families or those seeking a substantial period property in a highly convenient location. Early viewing is highly recommended by Just Property, the vendor's choice of sole agents.

To arrange your viewing, please contact Just Property on 01424 444100.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Space	11'1" x 10'7" (3.38 x 3.25)
Hallway	Bedroom
Family Lounge	16'6" x 14'7" (5.05 x 4.45)
15'1" x 14'7" (4.61 x 4.47)	Bathroom
Dining Area	11'6" x 8'2" max (3.53 x 2.49 max)
12'0" x 10'7" (3.66 x 3.25)	Stairs To Second Floor
Kitchen	Bedroom
11'10" x 9'3" (3.61 x 2.84)	3.78 x 3.35
Utility Area	Bedroom
9'2" x 6'5" (2.81 x 1.96)	12'4" x 10'9" (3.76 x 3.28)
Storage Cupboards	Bedroom
Rear Lobby	8'5" x 5'4" (2.59 x 1.63)
WC	Front Garden
Stairs To First Floor Landing	Rear Garden

## FEATURES

- Superb Period Family Home
- Walking Distance To Park, Station, Town & Seafront
- Five Bedrooms
- Open Plan Living Area
- Fitted Kitchen with Utility
- Rear Terrace and Garden
- Leafy Outlook From Rear
- Beautifully Presented Home
- Wonderful Interiors

