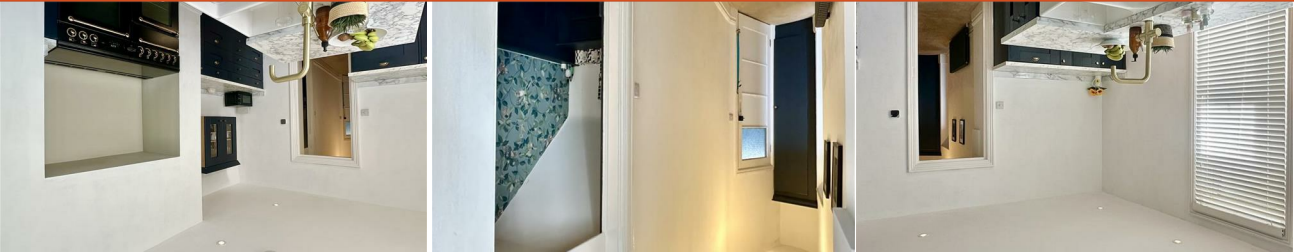
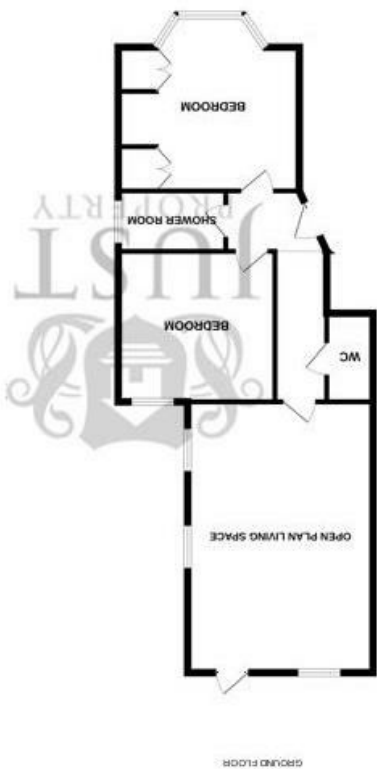




Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	Current	Potential
	59	77

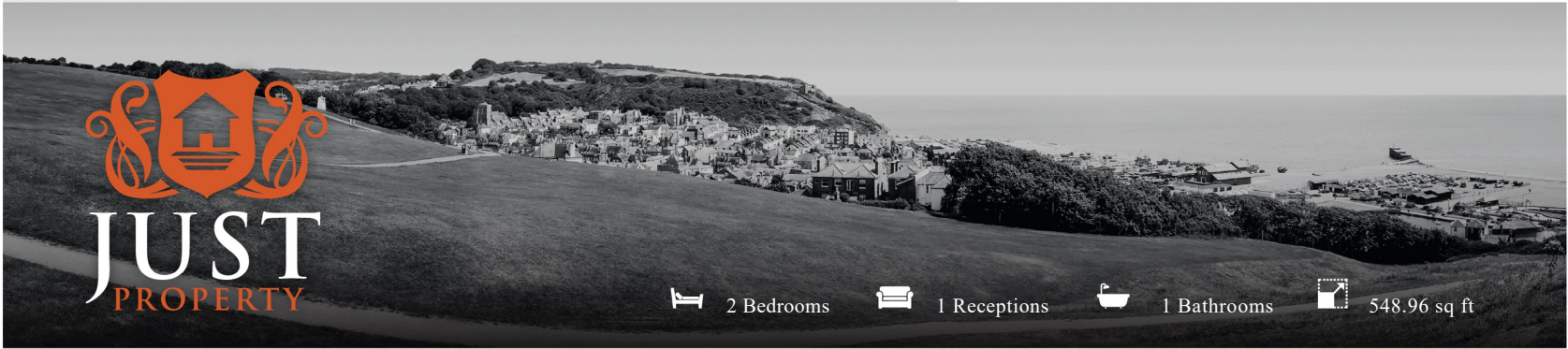
Energy Rating: 77
This energy rating has been calculated using the standard of the Building Regulations 2010. It is based on the information provided in the Energy Performance Certificate (EPC) and is not a guarantee of the actual energy performance of the property. The energy performance of the property may vary depending on the actual use of the property and the condition of the building. The energy performance of the property may also be affected by changes in the law or the standards of the Building Regulations 2010.



FLOORPLANS

82A Braybrooke Road, Hastings, TN34 1TE

www.justproperty.net



82A Braybrooke Road, Hastings, TN34 1TE

Leasehold - Share of Freehold

£199,950



PROPERTY DETAILS

Located on the charming and central area of Braybrooke Road in Hastings, this delightful ground floor flat offers a perfect blend of comfort and style. With generous amounts of living space, this two-bedroom conversion flat is ideal for those seeking a cosy yet spacious home.

As you enter, you are greeted by a welcoming reception room that boasts tall ceilings, creating an airy atmosphere filled with an abundance of natural light. This inviting space is perfect for relaxing or entertaining guests. The flat features two well-proportioned bedrooms, providing ample room for rest and relaxation.

The shower room is conveniently located, ensuring ease of access for all residents. The property's thoughtful design maximises space and light, making it a warm and inviting retreat.

Situated in a desirable area, this flat is close to local amenities and transport links, making it an excellent choice for both first-time buyers and those looking to downsize. With its charming features and prime location, this property is not to be missed. Whether you are looking for a new home or a sound investment, this flat on Braybrooke Road is sure to impress.

We have been advised the property comes with a 999 year long lease, and an AS AND WHEN maintenance ongoing agreement. To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this property has to offer in person.

Council Tax Band - A

ROOM DIMENSIONS

Entrance into hallway

Open Plan Living Space
21'9" x 12'0" (6.65 x 3.68)

Bedroom
12'5" x 10'0" (3.81 x 3.07)

Shower Room

Bedroom
16'0" x 13'9" (4.90 x 4.20)

FEATURES

- Newly refurbished
- Ground floor apartment
- Beautifully presented throughout
- pen plan living space
- Two bedrooms
- Close to amenities
- Communal back garden
- Short walk to the beach

