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**87 Braybrooke Road, Hastings, East Sussex TN34 1TF**  
**Guide Price £600,000 - £625,000 Freehold**

\*\*GUIDE PRICE £600,000 - £625,000\*\*

Nestled on the charming Braybrooke Road in Hastings, this exceptional late Georgian house offers a splendid blend of period elegance and modern comfort. Spanning three storeys, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home. Upon entering, you are greeted by a delightful porch that leads into a welcoming entrance hall. The bay fronted living room, complete with a feature fireplace, flows seamlessly into a second reception area, creating a bright and airy dual aspect space perfect for family gatherings. The kitchen/breakfast room, located at the rear, is designed for both cooking and dining, featuring ample space for a dining table and an adjoining walk-in pantry for added convenience. The first floor is home to two generously sized double bedrooms, including the principal bedroom, which offers impressively spacious accommodation. This room is adorned with original ceiling mouldings and a large bay window that frames stunning views of the sea. A luxurious family bathroom, complete with a utility cupboard and access to a usable flat roof with handrail, a separate modern shower room and additional cloakroom. The upper floor houses two further well-proportioned double bedrooms, ensuring ample space for family or guests. Outside, the gardens feature a lower courtyard area, perfect for al-fresco dining, with steps leading up to two tiered lawns with a plum tree and cherry tree to the far end. This property is enviably located within walking distance of Alexandra Park and Hastings Town Centre, which offers a variety of shopping and leisure facilities, as well as easy access to the beach and mainline railway station with connections to London. With its tasteful decoration, wealth of original features, and well-proportioned rooms, this fantastic family home is truly not to be missed.





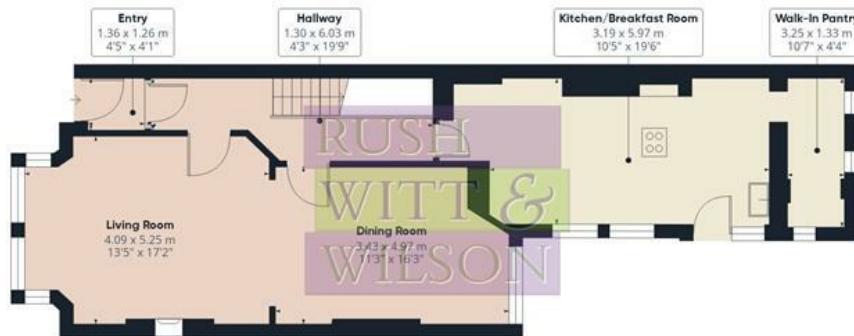


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Floor 0



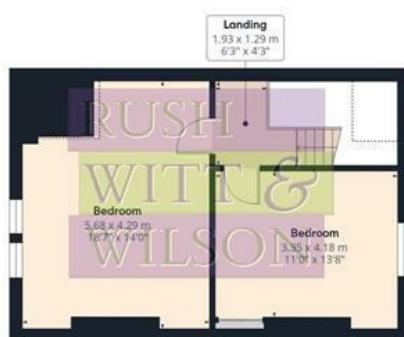
Floor 1

Approximate total area<sup>(1)</sup>

173.2 m<sup>2</sup>  
1864 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

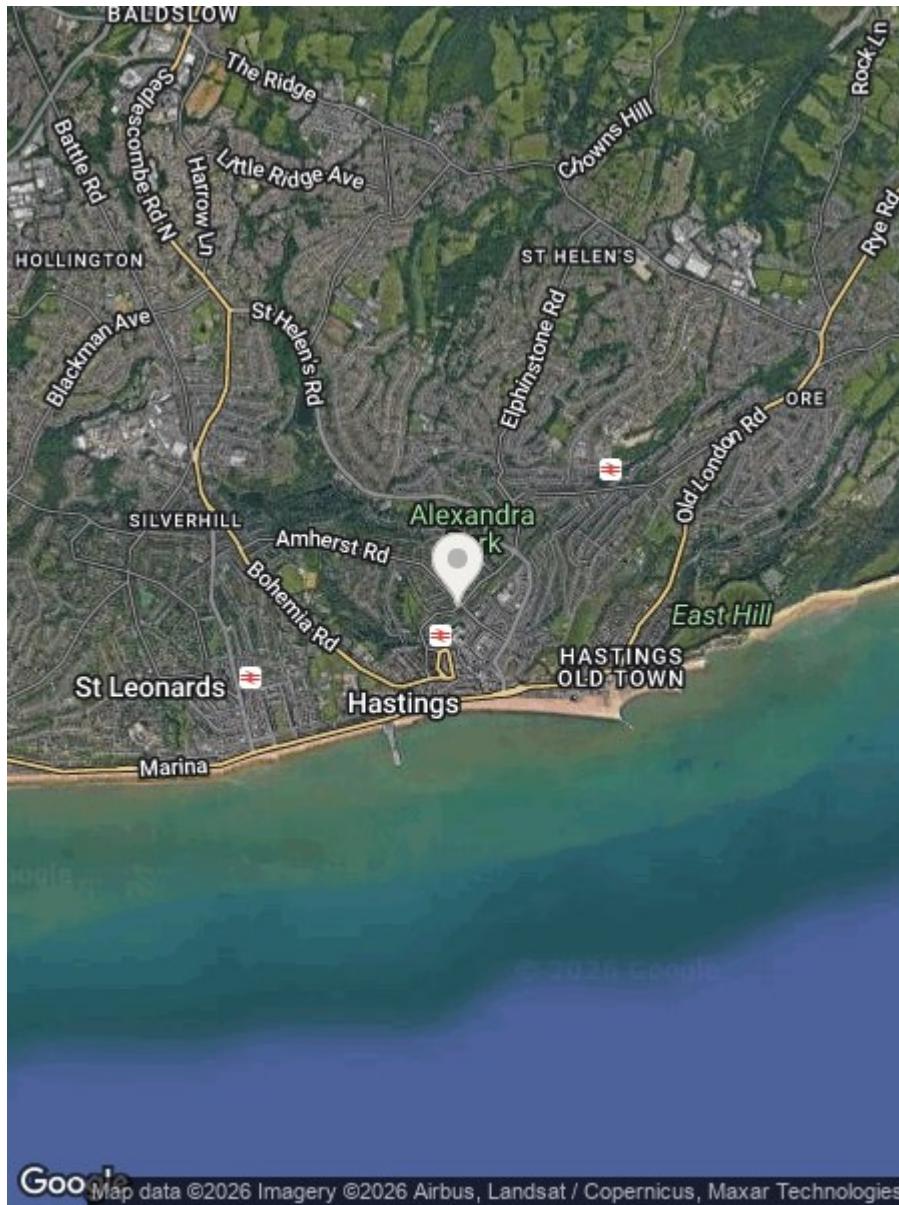
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

#### Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

#### Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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