



ESTATE AGENTS

97, Braybrooke Road, Hastings, TN34 1TQ

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Price £375,000

PCM Estate Agents are delighted to present to the market in opportunity to secure this SEMI-DETACHED VICTORIAN THREE STOREY SIX/ SEVEN BEDROOM HOUSE, positioned on the outskirts of Hastings town centre just a short stroll from Alexandra Park, Linton Gardens and the town centre itself with its mainline railway station, convenient links to London and a vast range of amenities including the seafront and promenade.

Inside, the property is IN NEED OF REFURBISHMENT but offers plenty of potential with well-proportioned rooms arranged over the three storeys. You are greeted by a spacious vestibule leading to a spacious hall, GROUND FLOOR WC, LIVING ROOM, separate DINING ROOM, kitchen, breakfast room and a lean to. To the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS, one box bedroom, bathroom and a SEPARATE WC, whilst to the second floor there are FOUR FURTHER BEDROOMS and a further bathroom. The property has a GOOD SIZED GARDEN to the rear and occupies an elevated position from the road with steps to the front door. Some SEA VIEWS and also partial views of Hastings Castle can be enjoyed from the upper floor front facing accommodation.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

High ceilings, further wooden partially glazed door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, high ceilings with cornicing, two under stairs storage cupboards, door to:

DOWNTAIRS WC

Low level wc, part tiled walls, UPVC double glazed window with obscured glass to side aspect.

LIVING ROOM

19'10 into bay x 13'5 (6.05m into bay x 4.09m)

High ceiling with original period cornicing, ceiling rose, fireplace, television point, UPVC double glazed bay window to front aspect.

DINING ROOM

13'9 x 11'3 (4.19m x 3.43m)

High ceilings with original period cornicing, picture rail, fireplace, UPVC double glazed window to rear aspect.

BREAKFAST ROOM

12'3 x 12'2 (3.73m x 3.71m)

Picture rail, storage, UPVC double glazed window to side aspect, doorway leading to:

KITCHEN

12' x 10'1 (3.66m x 3.07m)

Coving to ceiling, inset drainer-sink with mixer tap, space for tall fridge freezer, space for gas cooker, space and plumbing for washing machine, UPVC double glazed window and door to side aspect opening to:

LEAN TO

6'9 x 5'8 (2.06m x 1.73m)

Polycarbonate roof, double glazed window and a UPVC double glazed door.

FIRST FLOOR LANDING

Window with views over St Leonards, stairs rising to the second floor.

BEDROOM

16'11 into bay x 13'2 (5.16m into bay x 4.01m)

High ceiling with original cornicing, UPVC double glazed bay window to front aspect with some sea views.

BEDROOM

14'9 x 11'4 (4.50m x 3.45m)

Fireplace, high ceilings with cornicing, picture rail, UPVC double glazed window to rear aspect.

BOX ROOM

10'5 x 5'4 (3.18m x 1.63m)

High ceilings with cornicing, UPVC double glazed window to front aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, tiled fireplace, built in storage, double glazed door to rear aspect providing access to the upper section of garden.

SEPARATE WC

Low level wc, UPVC double glazed window with obscured glass for privacy.

SECOND FLOOR LANDING

Split level with partially vaulted ceiling, skylight/ Velux window to side, doors to:

BEDROOM

14'8 x 12'10 (4.47m x 3.91m)

Marble fireplace, picture rail, UPVC double glazed window to rear aspect.

BEDROOM

15'4 x 11'9 (4.67m x 3.58m)

Tiled fireplace, picture rail, UPVC double glazed window to front aspect having partial views of Hastings Castle and some sea views.

BEDROOM

12'4 x 8' (3.76m x 2.44m)

UPVC double glazed window to front aspect with partial views of Hastings Castle.

BEDROOM

12'2 narrowing to 9'11 x 12'2 max (3.71m narrowing to 3.02m x 3.71m max)

Tiled fireplace, sink, UPVC double glazed windows to rear aspect with views onto the garden.

BATHROOM

Panelled bath, wc, wash hand basin, UPVC double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps up to the front door.

REAR GARDEN

Arranged over two levels having a lower courtyard with steps up to the main section of garden which is in need of cultivation.

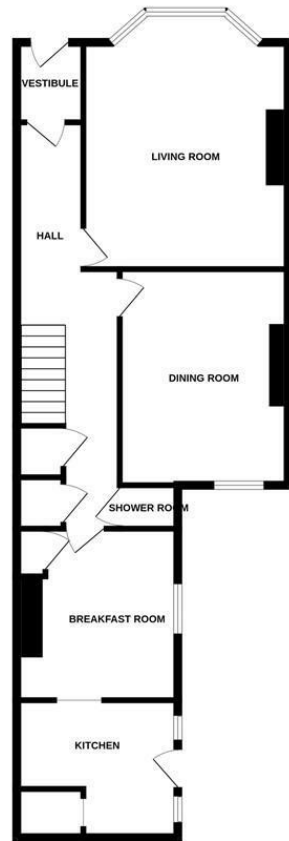
AGENTS NOTE

Please be aware that the radiators in the property are not operational as they used to run off of the coal fired boiler which is now obsolete.

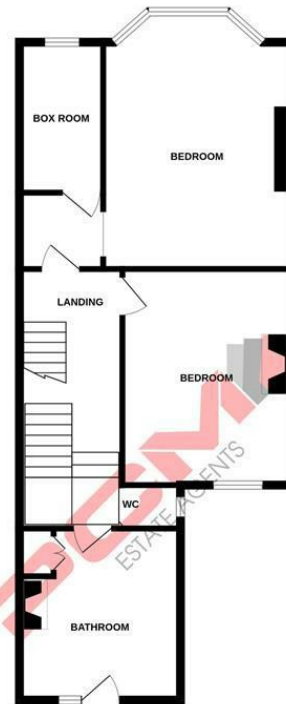
Council Tax Band: D



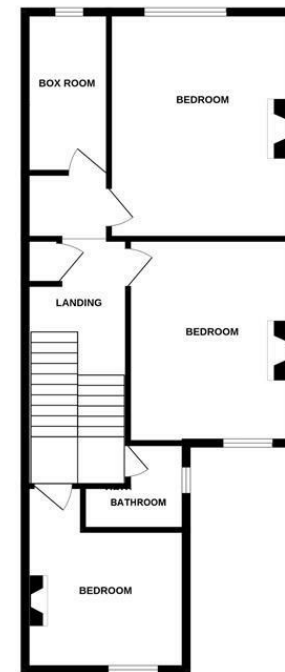
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		