



ESTATE AGENTS

32, Braybrooke Road, Hastings, TN34 1TA

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £350,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, THREE STOREY, FOUR BEDROOM VICTORIAN TERRACED HOUSE, located on the outskirts of Hastings Old Town, just a short stroll from Hastings mainline railway station with its convenient links to London and a vast range of amenities within the town centre. Also located nearby are Linton Gardens and Alexandra Park.

This VICTORIAN TERRACED HOME offers adaptable accommodation and is IN NEED OF SOME MODERNISATION, but retains some of its ORIGINAL CHARACTER and PERIOD FEATURES.

To the ground floor, the vestibule leads to an entrance hall, TWO GOOD SIZED RECEPTION ROOMS with a BAY FRONTED LOUNGE and a SEPARATE DINING ROOM having French doors to the garden, in addition there is an OPEN PLAN KITCHEN-BREAKFAST ROOM. To the first floor there is a BAY FRONTED BEDROOM, a further DOUBLE BEDROOM, bathroom and a SEPARATE WC. To the second floor there are a further TWO BEDROOMS, one facing the front and the other to the rear.

The property has gas fired central heating, double glazing and PERIOD FEATURES including FIREPLACES and HIGH CEILING'S with CORNICING. There is a GOOD SIZED GARDEN that is IN NEED OF CULTIVATION but offering POTENTIAL FOR IMPROVEMENT.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

Further door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboards, doors opening to:

BAY FRONTED LOUNGE

14'9 into bay x 13'8 (4.50m into bay x 4.17m)

High ceilings with original cornicing and ceiling rose, picture rail, fireplace, radiator, high skirting, television point, double glazed bay window to front aspect.

DINING ROOM

11'9 x 10'8 (3.58m x 3.25m)

High ceilings with cornicing, fireplace, radiator, high skirting, double glazed French doors to rear aspect with views and access onto the garden.

KITCHEN-BREAKFAST ROOM

22' max x 8'3 expanding to 9'5 (6.71m max x 2.51m expanding to 2.87m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset drainer-sink unit, space for cooker, wall mounted boiler, two built in cupboards, space for appliances including fridge freezer and washing machine, two radiators, double glazed window to side aspect, double glazed window to rear aspect, double glazed door to side opening to the garden.

FIRST FLOOR LANDING

Split level with radiator, stairs rising to upper floor accommodation, doors to:

BEDROOM

15'7 x 1'3 into bay (4.75m x 0.38m into bay)

Radiator, fitted wardrobes, double glazed bay window to front aspect, further double glazed window to front aspect.

BEDROOM

11'9 x 9'6 (3.58m x 2.90m)

Fitted wardrobes, radiator, fireplace, double glazed window to rear aspect.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls, loft hatch to an area of loft space, double glazed obscured glass window to side aspect.

SEPARATE WC

Low level wc, double glazed window with obscured glass to side aspect.

SECOND FLOOR LANDING

Half landing with double glazed window to rear aspect, main area of landing with loft hatch, radiator, doors to:

BEDROOM

15'8 narrowing to 9'5 x 12'6 narrowing to 8'9 (4.78m narrowing to 2.87m x 3.81m narrowing to 2.67m)

Formerly two separate bedrooms, and could easily be reinstated as such. Fireplace, fitted wardrobes, radiator, two double glazed windows to front aspect.

BEDROOM

12'3 x 9'6 (3.73m x 2.90m)

Fireplace, radiator, fitted wardrobes, double glazed window to rear aspect.

OUTSIDE - FRONT

The property occupies a slightly elevated position, set back from the road with a few steps up to the front door.

REAR GARDEN

In need of some cultivation, being a good size with plenty of potential, having fenced boundaries and a patio area.

Council Tax Band: B





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		79

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		