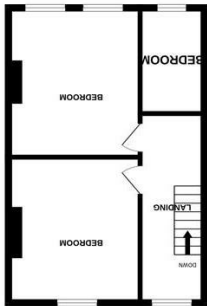
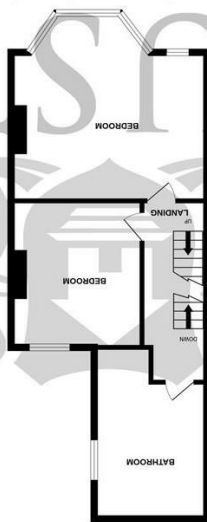




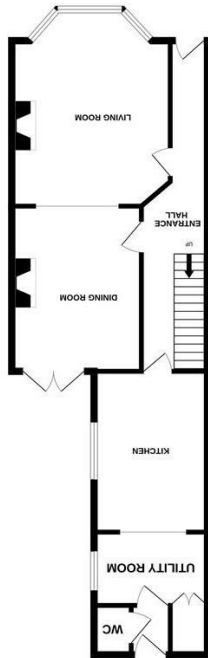
| Energy Efficiency Rating |           |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
|--------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|---|-----------|---|---------|---|---------|---|---------|---|----------|---|-----------|---|----------|
| England & Wales          |           |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| EU Directive 2002/91/EC  |           |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| Potential                | Current   | <table><thead><tr><th>Class</th><th>Running Costs</th></tr></thead><tbody><tr><td>A</td><td>(£2 plus)</td></tr><tr><td>B</td><td>(£1-£1)</td></tr><tr><td>C</td><td>(£0-£0)</td></tr><tr><td>D</td><td>(£5-£8)</td></tr><tr><td>E</td><td>(£39-£4)</td></tr><tr><td>F</td><td>(£21-£38)</td></tr><tr><td>G</td><td>(£1-£20)</td></tr></tbody></table> <p>63</p> <p>77</p> | Class         | Running Costs | A | (£2 plus) | B | (£1-£1) | C | (£0-£0) | D | (£5-£8) | E | (£39-£4) | F | (£21-£38) | G | (£1-£20) |
|                          | Class     |                                                                                                                                                                                                                                                                                                                                                                           | Running Costs |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| A                        | (£2 plus) |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| B                        | (£1-£1)   |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| C                        | (£0-£0)   |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| D                        | (£5-£8)   |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| E                        | (£39-£4)  |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| F                        | (£21-£38) |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
| G                        | (£1-£20)  |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |
|                          |           |                                                                                                                                                                                                                                                                                                                                                                           |               |               |   |           |   |         |   |         |   |         |   |          |   |           |   |          |



2ND FLOOR



1ST FLOOR



GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, quality and quantity shown here and herein stated and no guarantee as to their accuracy or efficiency can be given.

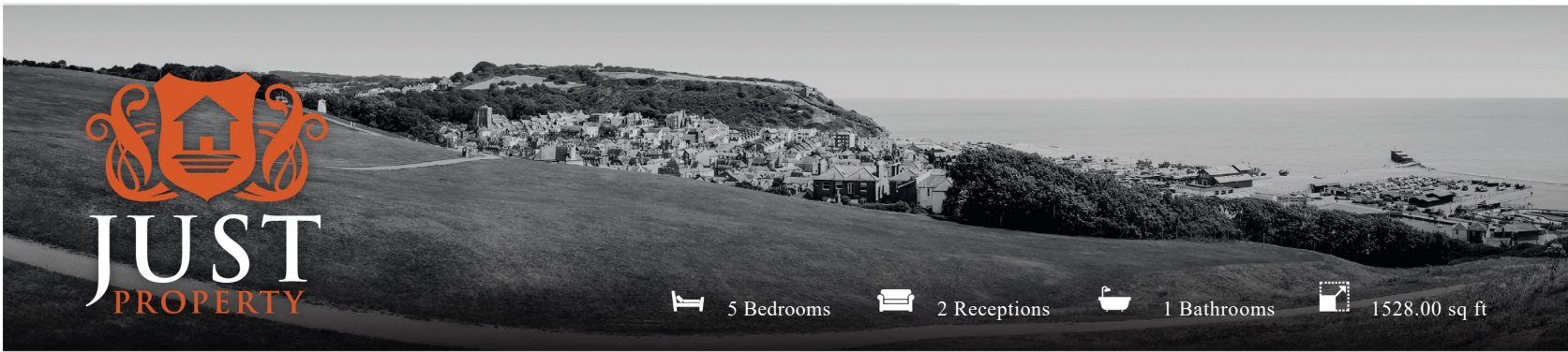
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30 Braybrooke Road, Hastings, TN34 1TA

## FLOORPLANS



5 Bedrooms 2 Receptions 1 Bathrooms 1528.00 sq ft

30 Braybrooke Road, Hastings, TN34 1TA

Freehold

£500,000





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.

Agents Note, the vendor of this property is related to a memeber of Just Property staff.

## ROOM DIMENSIONS

Front Door

Entrance Space

Hallway

Family Lounge

15'1" x 14'7" (4.61 x 4.47)

Dining Area

12'0" x 10'7" (3.66 x 3.25)

Kitchen

11'10" x 9'3" (3.61 x 2.84)

Utility Area

9'2" x 6'5" (2.81 x 1.96)

Storage Cupboards

Rear Lobby

WC

Stairs To First Floor Landing

Bedroom

11'1" x 10'7" (3.38 x 3.25)

Bedroom

16'6" x 14'7" (5.05 x 4.45)

Bathroom

11'6" x 8'2" max (3.53 x 2.49 max)

Stairs To Second Floor

Bedroom

3.78 x 3.35

Bedroom

12'4" x 10'9" (3.76 x 3.28)

Bedroom

8'5" x 5'4" (2.59 x 1.63)

Front Garden

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

