

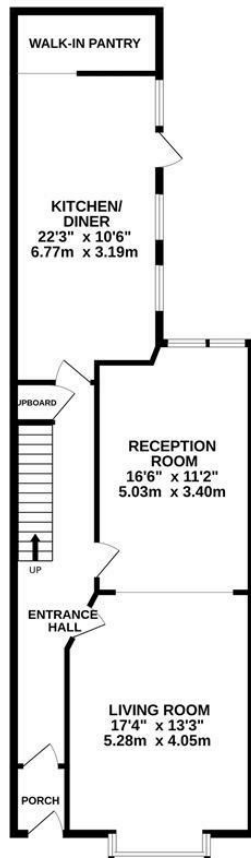
Braybrooke Road, Hastings TN34 1TF

Offers in excess of £625,000

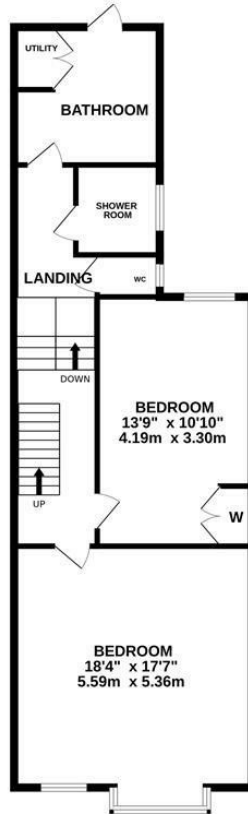


An exceptionally well presented three storey LATE GEORGIAN HOUSE with far reaching views across the Town to the English Channel. It's enviably positioned within immediate walking distance of Alexandra Park and Hastings Town centre which offers a range of shopping and leisure facilities along with access to the beach and a mainline railway station benefitting from connections to London. The accommodation has been TASTEFULLY DECORATED and retains a WEALTH OF ORIGINAL FEATURES, you enter in to the porch which in turns opens to a welcoming entrance hall, there is a BAY FRONTED LIVING ROOM with a feature fireplace which is open to a second reception area creating a bright, dual aspect space which is perfectly suited to family life. The kitchen/breakfast room is positioned at the rear of the property, offering space for a dining table and there is an ADJOINING WALK-IN PANTRY. On the first floor there are two large double bedrooms, the principal bedroom measures an impressive 18'4 x 17'7 with original ceiling mouldings and enjoys a large bay window framing picturesque sea views. There is also a luxury family bathroom with a

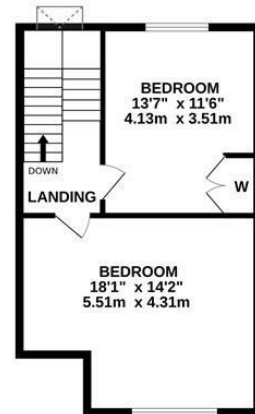
GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 2135 sq.ft. (198.4 sq.m.) approx.

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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