



OAKFIELD



Braybrooke Road, Hastings, TN34 1TA

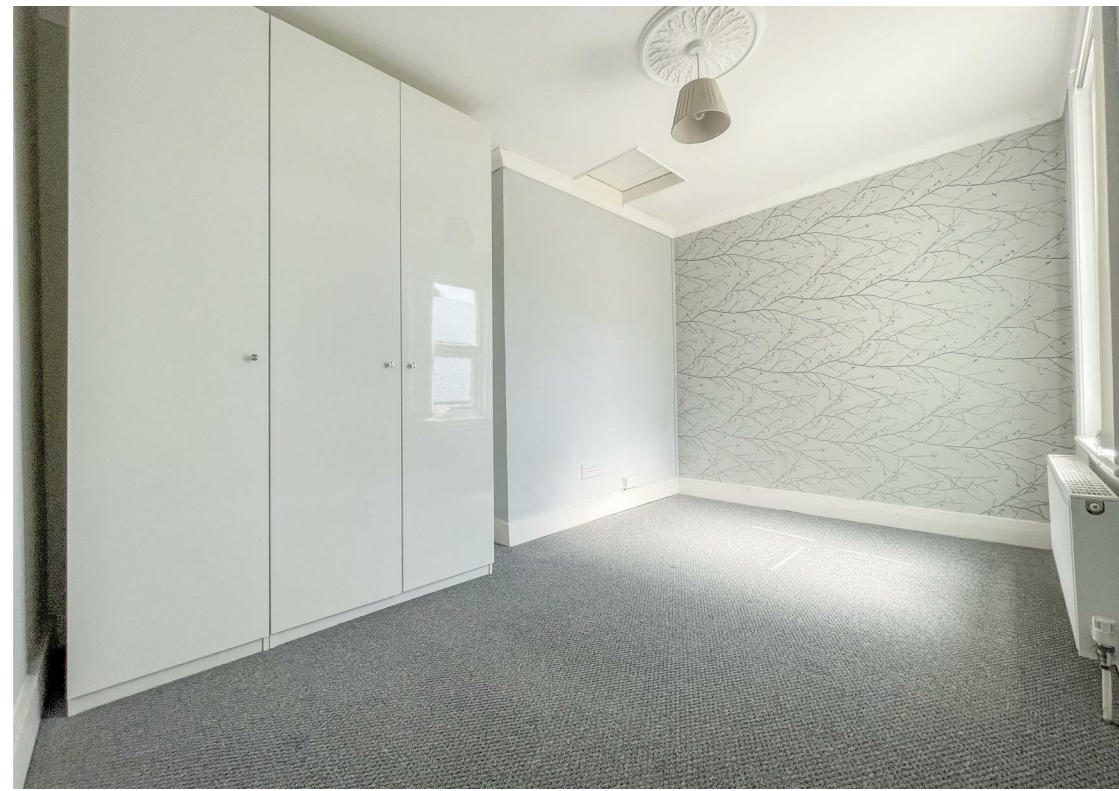
Price Guide £145,000



## Braybrooke Road, Hastings, TN34 1TA

A well-presented one-bedroom first-floor flat, ideally situated in a highly convenient location close to Hastings Town Centre. Offering easy access to a wide range of local amenities, shops, cafes, restaurants, and excellent transport links, including Hastings railway station and nearby bus routes, this property is perfectly suited to commuters and those seeking town-centre living. The popular seafront and beach are also within walking distance, allowing residents to enjoy all that Hastings' vibrant coastline has to offer.

The accommodation comprises a spacious open-plan living and kitchen area, creating a bright and welcoming space for both relaxing and entertaining. The fitted kitchen includes a gas oven and hob together with a fridge freezer. Further accommodation includes a generous double bedroom with a freestanding wardrobe and a well-appointed bathroom featuring a bath with shower over. Benefiting from well-proportioned rooms throughout and permit parking available nearby, this attractive property combines comfortable living with an excellent central location. The property is being offered with a Share of the Freehold and chain free.





### Living Room

16'4" x 15'1" (4.98m x 4.60m)

### Kitchen

7'7" x 7'5" (2.31m x 2.26m)

### Bedroom

12'10" x 8'1" (3.91m x 2.46m)

### Bathroom

7'5" x 6'8" (2.26m x 2.03m)

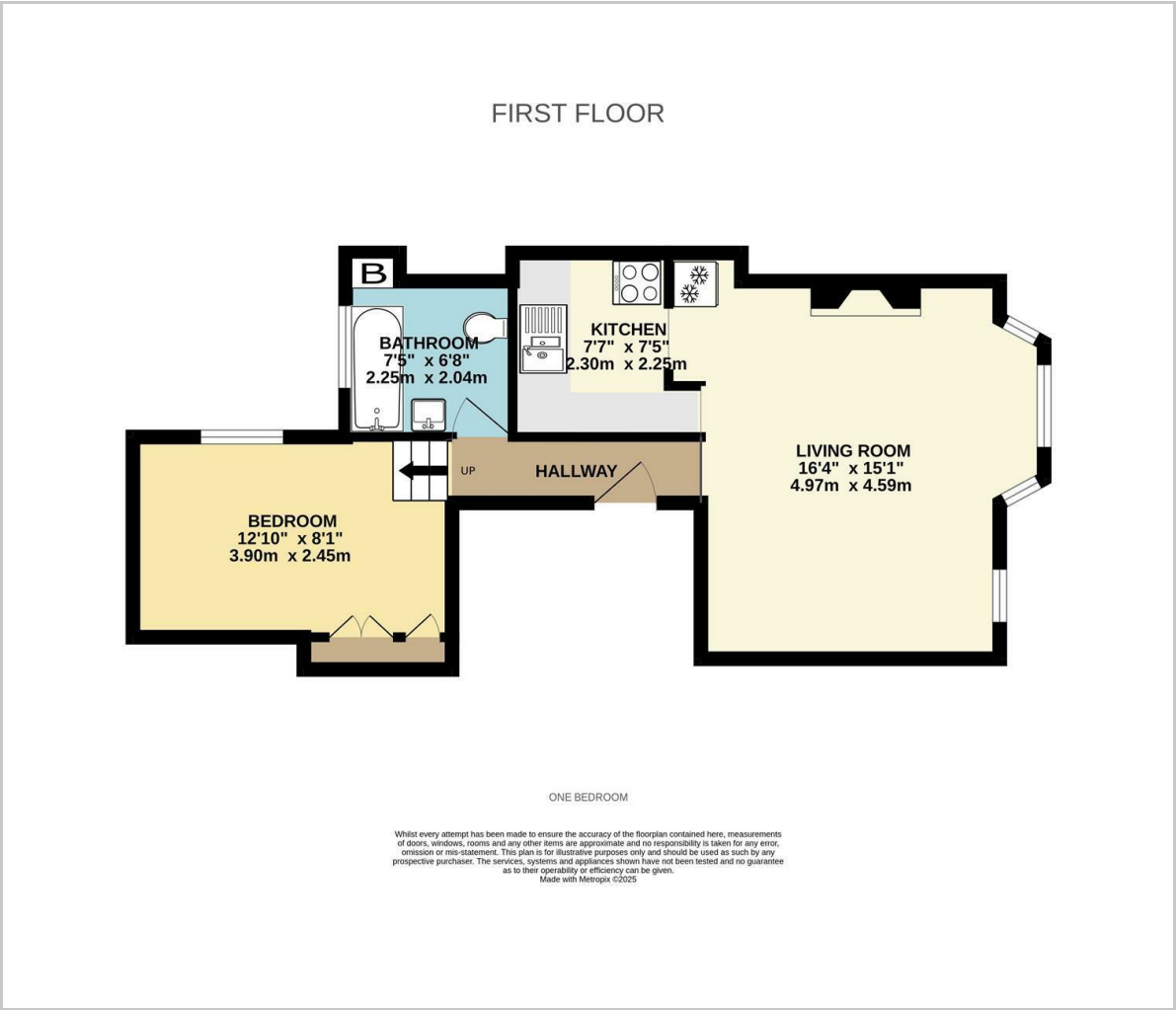
**Council Tax Band A - £1,784.39 Per Annum**

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 57 years remaining on the lease and the service charge is pay as you go. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan

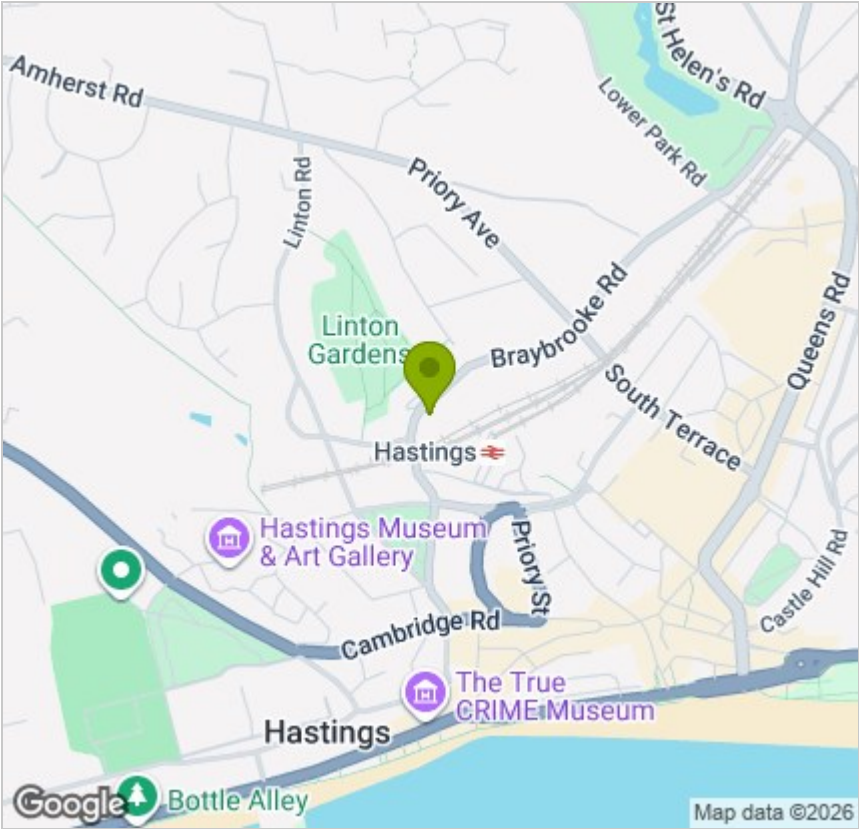


Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

