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**100 Priory Avenue, Hastings, TN34 1UL**  
**Guide Price £650,000 Freehold**



**\*\*\*GUIDE PRICE £650,000 - £675,000\*\*\*** Nestled on the desirable Priory Avenue in Hastings, this remarkable four-bedroom detached family home offers a perfect blend of modern living and coastal charm. With stunning sea views and a generous rear garden, this property is ideally located just a stone's throw from the picturesque Alexandra Park and a short stroll through Linton Gardens to Hastings Town Centre, where you can find the mainline railway station providing swift connections to London in just 90 minutes. As you approach the home, you are greeted by a gated driveway that provides off-road parking for multiple vehicles. The accommodation has been thoughtfully refurbished and remodelled across three spacious storeys, all benefiting from a bright southerly aspect that invites natural light throughout. Upon entering, you are welcomed into a bright and inviting entrance hall, complete with a convenient downstairs cloakroom. The living room, positioned at the front of the property, offers a cosy retreat, while the open-plan kitchen/diner at the rear is perfect for family gatherings, featuring dual contemporary units that provide ample storage and worktop space, along with room for a full dining table. The lower floor presents a versatile space ideal for dual accommodation, featuring one of the four bedrooms with double doors leading to the garden, a bathroom, an occasional bedroom or study, and an additional reception room. On the first floor, you will find three double bedrooms accompanied by a stylish shower room. The rear garden is a true highlight, boasting a patio area perfect for al-fresco dining, complemented by a generous expanse of lawn bordered by mature shrubs and trees. There is excellent potential to extend the property further, with the possibility of creating a fully self-contained annex, making it ideal for guests or as a source of rental income. This home is a rare find, offering both comfort and potential in a sought-after location.













**Floor 0**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

132.6 m<sup>2</sup>

1426 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

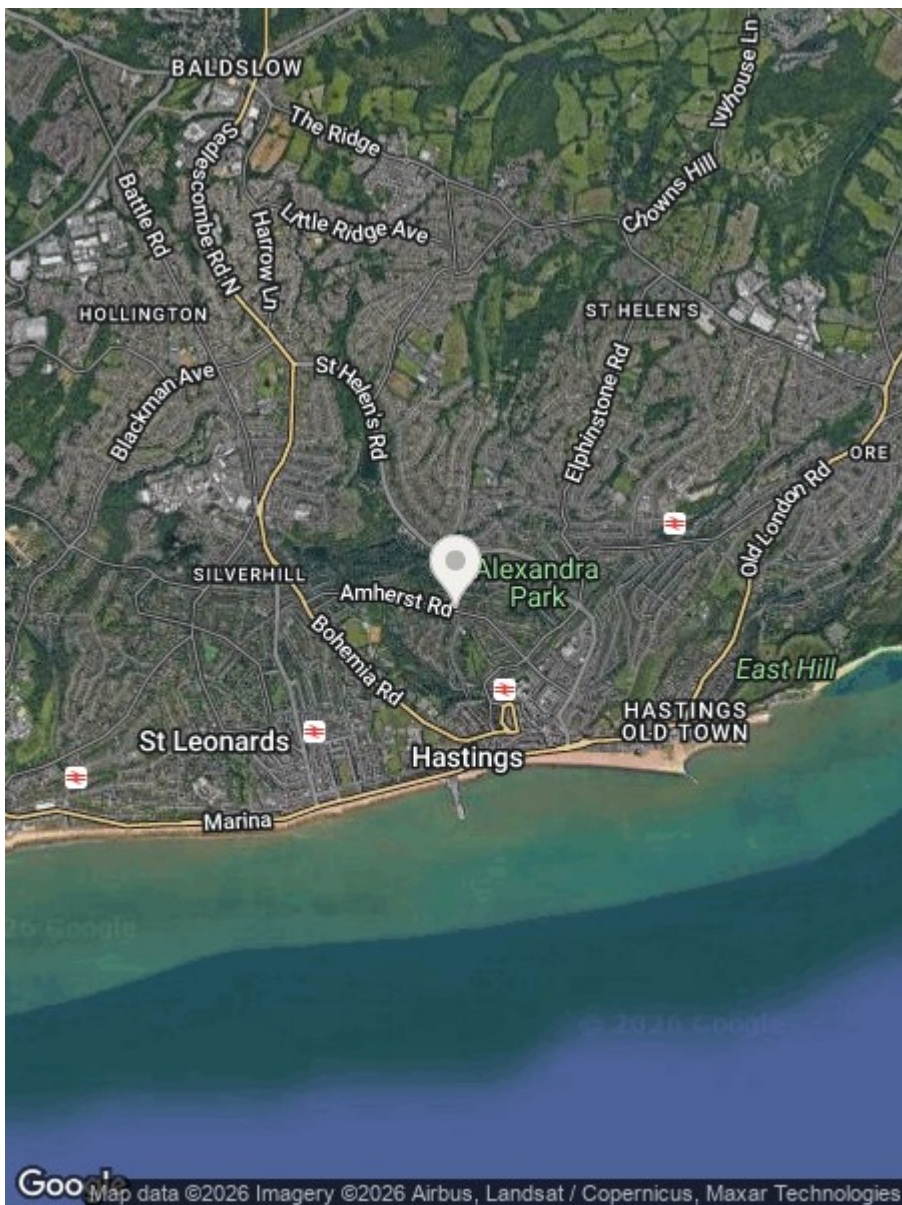
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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WITT &  
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**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**