



**Flat 4, 30 Priory Avenue,  
Hastings, East Sussex TN34 1UG  
Offers In The Region Of £175,000**

This spacious one bedroom maisonette is just yards away from Hastings town centre with its seafront, amenities and railway station. Offered for sale with no onward chain, share of freehold, a long 999 year lease and views towards the sea. The property affords spacious accommodation found in good decorative order throughout comprising via the communal entrance with a private entrance with the stairs leading to open plan kitchen/lounge with ample space for appliances, a generous bathroom/wc, and a double bedroom. The apartment enjoys a modern replacement boiler, double glazing, character features and early viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

### Communal Entrance Hall

Stairs rising to the first floor, private entrance door leading through to:

### Stairwell

With carpeted stairs rising to:

### Landing

Window to front, picture rail, deep skirting boards, access to loft space, wall mounted consumer unit, entry-phone, doors off to the following:



### Kitchen/Breakfast Room

13'8 x 6'4 (4.17m x 1.93m)

Double glazed window with views to the sea, range of matching wall and base units with work surfaces over and a stainless steel splashbacks, inset four ring electric hob with extractor above and oven set below, stainless steel sink unit with side drainer and mixer tap, space and plumbing for washing machine, integrated fridge/freezer, breakfast bar, laminate flooring, wall mounted Worcester boiler.

### Lounge

16'7 x 13'9 (5.05m x 4.19m)

Double glazed bay window enjoying views to the sea, coved ceiling, feature brick fireplace, radiator, laminate flooring, archway leading through to:



### Bedroom

13'1 x 9'9 (3.99m x 2.97m)

Double glazed window to rear enjoying townscape views, radiator, carpet as laid.



### **Bathroom/WC**

7'8 x 4'5 (2.34m x 1.35m)

Panel enclosed bath with mixer tap and shower spray attachment with glass bi-fold door, part tiled walls, low level wc, pedestal wash hand basin, laddered heated towel rail, extractor fan, vinyl flooring.



### **Tenure**

#### **Lease**

Share of Freehold. 999 year lease.

#### **Maintenance**

As & when required.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

# GROUND FLOOR



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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