



**Basement Flat, 119 Priory Road,  
Hastings, East Sussex TN34 3JG  
Offers In Excess Of £80,000**

Nestled on the charming Priory Road in Hastings, this delightful garden flat presents an excellent opportunity for cash buyers seeking a cosy retreat. Spanning an inviting 519 square feet, the property features a well-proportioned reception room that offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The flat comprises one comfortable bedroom, providing a peaceful sanctuary for rest. The bathroom is conveniently located, ensuring ease of access for daily routines. One of the standout features of this property is its private garden, a rare find in flat living, allowing for outdoor enjoyment and a touch of nature right at your doorstep. Hastings is renowned for its rich history, vibrant arts scene, and stunning coastal views, making this location particularly appealing. With local amenities, shops, and transport links nearby, this flat is ideally situated for those who appreciate both convenience and community. This property is perfect for individuals or couples looking to invest in a charming home in a sought-after area. With its attractive features and prime location, this flat is not to be missed.





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

518.91 ft<sup>2</sup>  
48.21 m<sup>2</sup>

Reduced headroom

15.58 ft<sup>2</sup>  
1.45 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs |                         |
| (92-100) A                                  |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Current | Potential |
|---------|-----------|
| 69      | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92-100) A                                                      |                         |
| (81-91) B                                                       |                         |
| (69-80) C                                                       |                         |
| (55-68) D                                                       |                         |
| (39-54) E                                                       |                         |
| (21-38) F                                                       |                         |
| (1-20) G                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

| Current | Potential |
|---------|-----------|
|         |           |