

**RUSH
WITT &
WILSON**

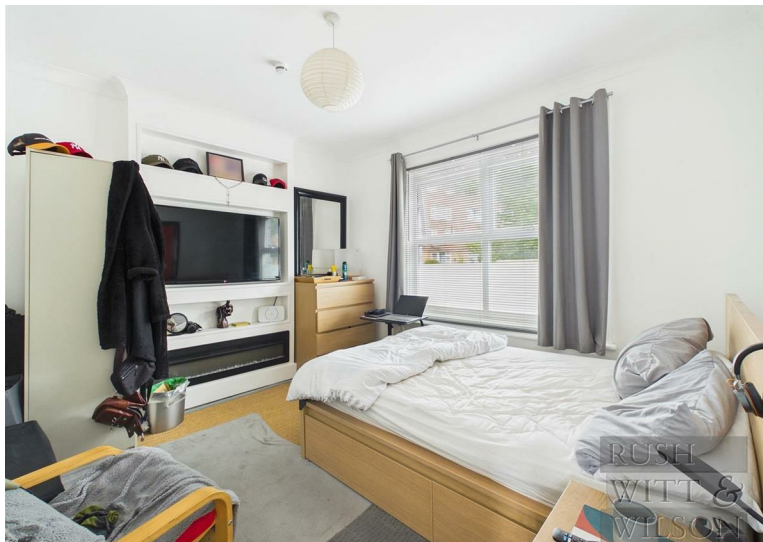


RUSH
WITT &

237 Priory Road, Hastings, East Sussex TN34 3JB
Guide Price £200,000 Freehold

***** Guide Price £200,000 - £225,000 *****

We are delighted to present this charming three bedroom terraced house located on Priory Road in the vibrant town of Hastings, now available with no forward chain. This well-maintained property features double glazing and gas central heating throughout, ensuring comfort and efficiency. On-street parking is readily available, making it an attractive option for potential buyers. The interior of this lovely home is spread across three floors, offering ample space for family living. The lower ground floor includes a versatile room that could serve as a bedroom or office space, alongside a utility room, a family bathroom, and an additional WC for convenience. Moving to the first floor, you will find a fitted kitchen that is both functional and inviting, as well as a spacious reception room that provides a perfect setting for relaxation and entertaining. The second floor houses the remaining two bedrooms, which are well-proportioned and filled with natural light. Outside, the property boasts a private, low-maintenance garden, ideal for enjoying the warmer months, whether for gardening or simply unwinding in the fresh air. Situated in the popular town of Hastings, this property is conveniently close to a variety of amenities, including shops, supermarkets, restaurants, pubs, and schools, making it an excellent choice for families and professionals alike. Additionally, excellent transport links are available from Ore Train Station, along with various local bus routes and quick access to the A21, ensuring easy commutes and travel. This delightful terraced house offers a wonderful opportunity for those seeking a comfortable and convenient home in Hastings.





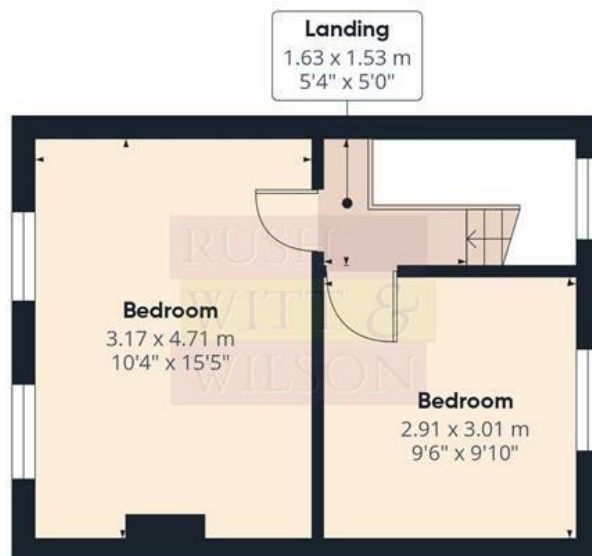




Floor 0



Floor 1



Floor 2



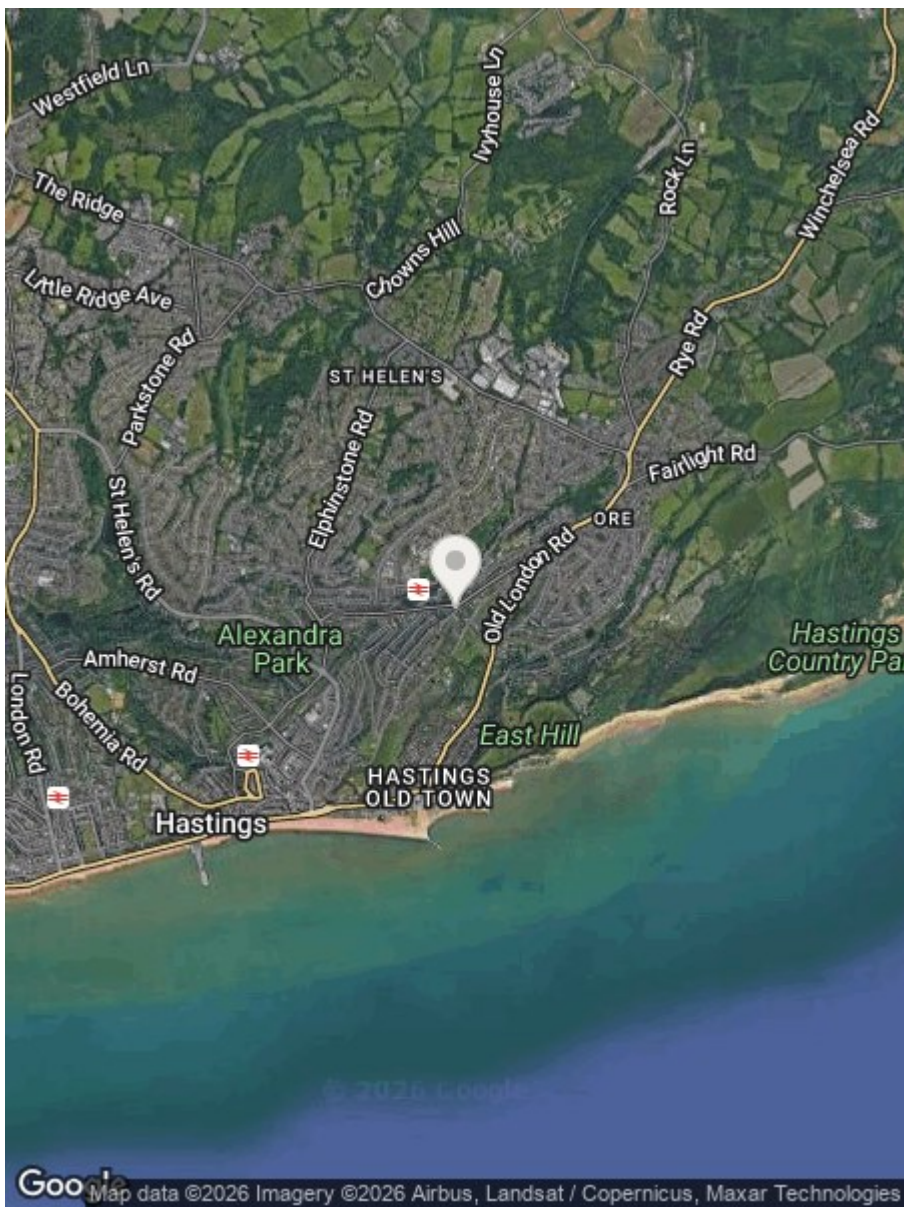
Approximate total area⁽¹⁾

73.5 m²

791 ft²

(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Council Tax Band - B

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**