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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE THREE BEDROOM MAISONETTE with TWO BALCONIES and SHARE OF FREEHOLD, located in this favourable position within the sought after West Hill region of Hastings, just a short stroll from the open green spaces, Hastings Historic Old Town and Hastings New Town.

The property benefits from its OWN PRIVATE ENTRANCE and offering a LIGHT AND AIRY LIVING SPACE.

Accommodation comprises a entrance hall, lounge with access onto one of the two balconies, MODERN KITCHEN also with access out to the balcony on this level, bedroom, study area and bathroom. To the first floor there is access to two further bedrooms, one with its own EN SUITE SHOWER ROOM and access out to a further BALCONY.

Views are enjoyed from the rear facing rooms and balconies over the town, OUT TO SEA and BEACHY HEAD.

Modern comforts include GAS CENTRAL HEATING and DOUBLE GLAZING.

Viewing comes highly recommended on this ideal seaside retreat or first time home and to fully appreciate the level of space and views on offer.

PRIVATE DOUBLE GLAZED FRONT DOOR

Located on the ground floor and opening to:

HALLWAY

Staircase rising to first floor accommodation.

INNER HALL

Radiator, smoke alarm, carpet flooring, staircase rising to upper floor accommodation.

STUDY AREA

12'4 x 5'11 (3.76m x 1.80m)

Carpet flooring, radiator, double glazed part frosted window to front aspect.

LOUNGE

13' into bay x 12'7 max (3.96m into bay x 3.84m max)

Carpet flooring, radiator, double glazed bay window to front aspect.

BEDROOM

11'7 max x 9' (3.53m max x 2.74m)

Carpet flooring, built in storage cupboards either side of ornate decorative fireplace, double glazed part frosted window to rear aspect with townscape views, radiator.

KITCHEN

15'1 max x 8'6 (4.60m max x 2.59m)

L-shaped room, vinyl flooring, radiator, wall mounted boiler, partially frosted double glazed window to rear aspect overlooking balcony, range of matching eye and base level cupboards and drawers set beneath working surfaces, space for fridge/freezer, space and plumbing for

washing machine and dishwasher, space for further appliance, integral electric cooker with four ring gas hob and extractor over, part tiled walls, sink unit with mixer tap, double glazed door with frosted glass opening to Balcony.

BATHROOM

6'7 x 5'10 (2.01m x 1.78m)

Bath with shower attachment, wc, vanity enclosed wash hand basin, heated towel rail, part tiled walls, extractor fan, two double glazed frosted glass windows to rear and further frosted glass double glazed window to the side, vinyl flooring.

BALCONY

15' x 8'3 (4.57m x 2.51m)

Far reaching views over the town towards the sea and Beachy Head beyond, decked flooring, iron balustrade.

SECOND FLOOR LANDING

Double glazed part frosted window to front aspect, large storage cupboard, velux window, carpet flooring.

BEDROOM

11'1 x 5'10 (3.38m x 1.78m)

Two velux windows, one with sea views, radiator.

BEDROOM

11'4 x 10'9 (3.45m x 3.28m)

Carpet flooring, radiator, built in storage cupboard, double glazed French sliding doors opening out to Balcony. Door to:

EN SUITE

10'11 x 2'10 (3.33m x 0.86m)

Vinyl flooring, shower enclosure, wide sink with cupboards below and tiled splashback, heated towel rail, wc, frosted Velux window.

SECOND FLOOR BALCONY

13'6 max x 11'2 max (4.11m max x 3.40m max)

L-shaped, far reaching views over the town towards the sea and Beachy Head beyond, metal and brick balustrade.

TENURE

We have been advised by the vendor of the following -

Share of Freehold is transferrable with the sale. & a new lease as part of the sale

Service Charge - As and when

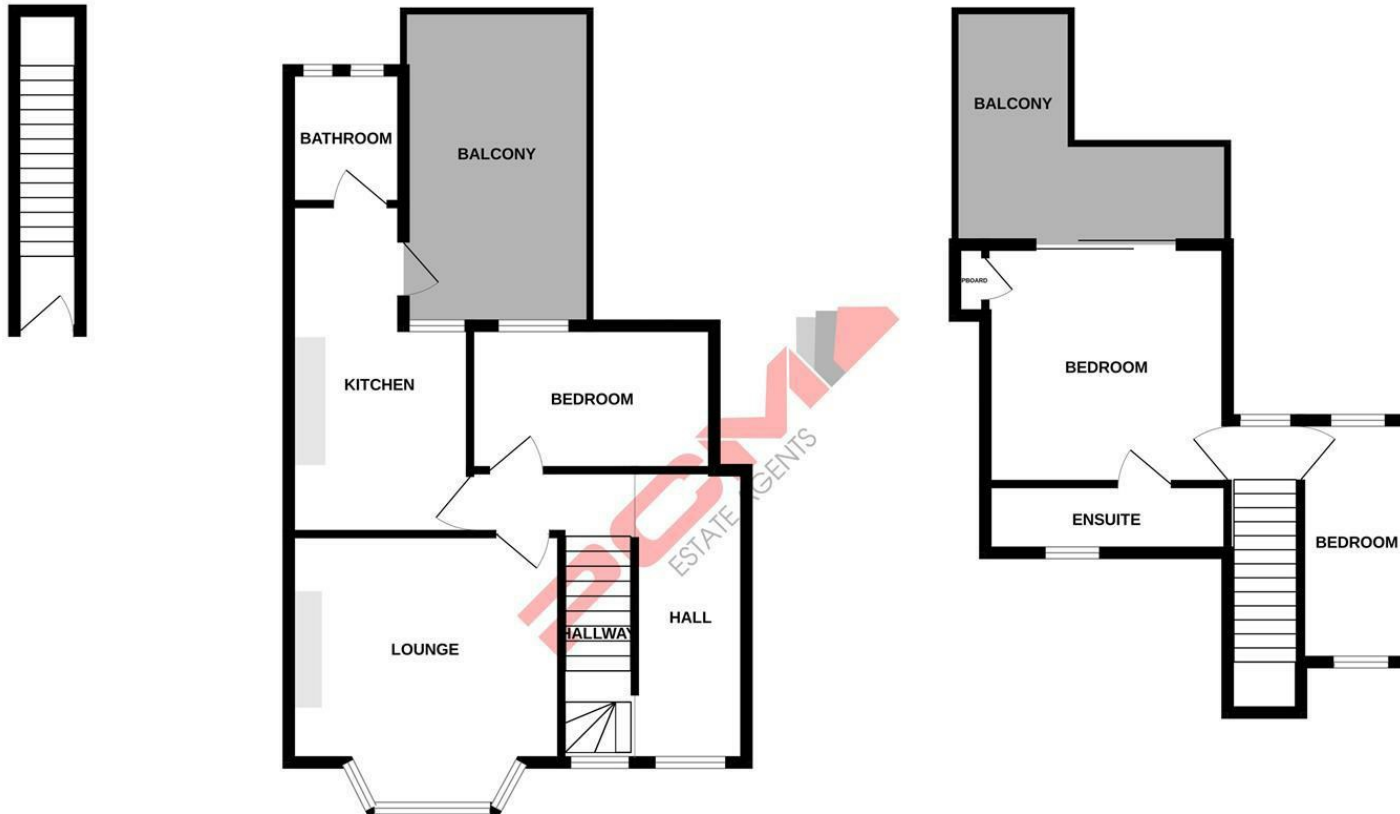
Council Tax Band: A



GROUND FLOOR

1ST FLOOR

2ND 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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