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**Offers In Excess Of £500,000**

A RARE OPPORTUNITY has arisen to acquire this EXTENDED THREE BEDROOM, TWO RECEPTION ROOM, 1930's DETACHED HOUSE with SEA VIEWS and a fantastic 23ft KITCHEN-BREAKFAST ROOM-SNUG with BI-FOLDING DOORS to the REAR GARDEN. Located on this highly sought-after and RARELY AVAILABLE ROAD within just a short stroll to Hastings town centre with its mainline railway station, seafront and the picturesque Alexandra Park.

The property offers spacious accommodation throughout comprising a porch, entrance hallway, LOUNGE with FEATURE LOG BURNER, 23ft KITCHEN-BREAKFAST ROOM-SNUG with bi-fold doors leading onto the garden, 15ft DINING ROOM also with bi-fold doors to garden and DOWNSTAIRS WC. To the first floor are THREE BEDROOMS (previously four bedrooms) all of which are of a good size, a family bathroom and separate wc. Externally the property boasts a PRIVATE AND SECLUDED REAR GARDEN which enjoys a SOUTHERLY ASPECT, whilst to the front there is OFF ROAD PARKING for multiple vehicles leading to a DETACHED GARAGE.

Situated on this incredibly sought-after road which is conveniently located within easy reach of Hastings town centre. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Tiled flooring, obscured windows to front and side aspects, ample storage space for coats and shoes etc, door to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to first floor accommodation, two under stairs storage cupboards one housing space and plumbing for washing machine, wall mounted security alarm panel, radiator.

#### **LOUNGE**

14'10 max x 14'2 max (4.52m max x 4.32m max)

Feature log burner, double glazed bay window to front aspect, radiator.

#### **DINING ROOM**

15'10 x 11'11 (4.83m x 3.63m)

Dual aspect room with bi-fold doors to rear aspect, double glazed window to front aspect, feature fire surround with open fireplace, radiator.

#### **KITCHEN-BREAKFAST ROOM- SNUG**

23'8 max x 19'11 max narrowing to 14'10 (7.21m max x 6.07m max narrowing to 4.52m)

Spacious light room with bi-fold doors leading out to the garden, double glazed window to rear aspect, underfloor heating throughout, comprising a range of eye and base level units with worksurfaces over, space for Range cooker, space for fridge freezer, space and plumbing for dishwasher, kitchen island, ample space for dining table and chairs, two inset sinks with mixer taps.

#### **DOWNSTAIRS WC**

5'10 x 2'10 (1.78m x 0.86m)

Dual flush wc, wash hand basin, radiator, shaver point, extractor fan.

#### **FIRST FLOOR LANDING**

Double glazed window to rear aspect enjoying` sea views.

#### **BEDROOM**

15' max x 12'6 (4.57m max x 3.81m)

Built in wardrobes, double glazed bay window to front aspect, radiator.

#### **BEDROOM**

15'11 x 11'11 (4.85m x 3.63m)

Dual aspect room with double glazed windows to front and rear aspects with the rear enjoying a pleasant sea view, built in wardrobe, two radiators.

#### **BEDROOM**

9'11 max x 8'6 (3.02m max x 2.59m)

Built in wardrobe, double glazed window to rear aspect enjoying a sea view, radiator.

#### **BATHROOM**

6'8 x 5'11 (2.03m x 1.80m)

Panelled bath with mixer tap and shower attachment, chrome ladder style radiator, wash hand basin, tiled walls, double glazed obscured window to rear aspect.

**WC**

5'7 x 2'11 (1.70m x 0.89m)

Dual flush wc, double glazed stained glass window to front aspect, radiator.

**REAR GARDEN**

Private and secluded, enjoying a southerly aspect, featuring a decked area ideal for seating and entertaining and leading onto an area of lawn, range of mature shrubs, plants and trees, side access to the front of the property.

**GARAGE**

Up and over door, double glazed window and personal door to side aspect.

**OUTSIDE - FRONT**

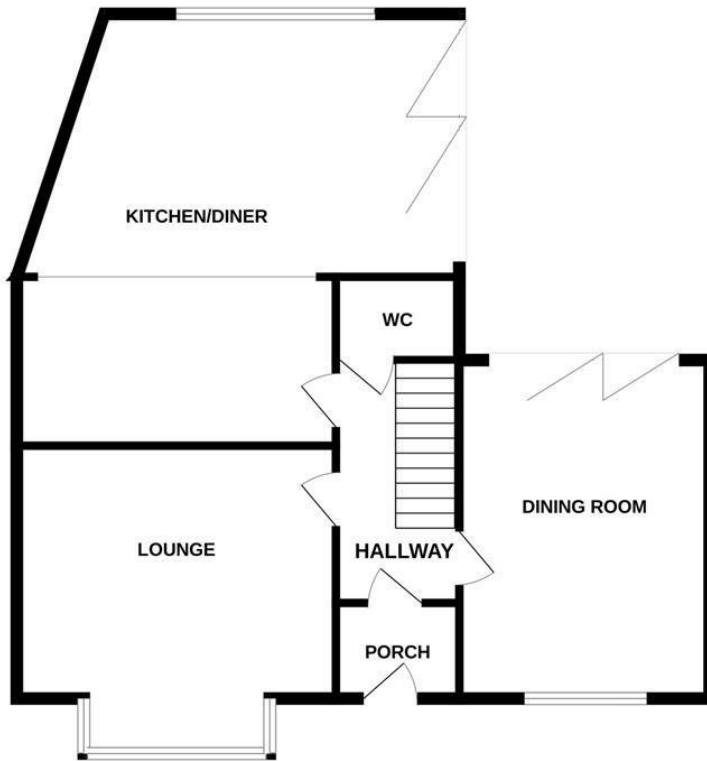
Driveway providing off road parking for multiple vehicles, area of front garden being laid to lawn with a range of mature shrubs.



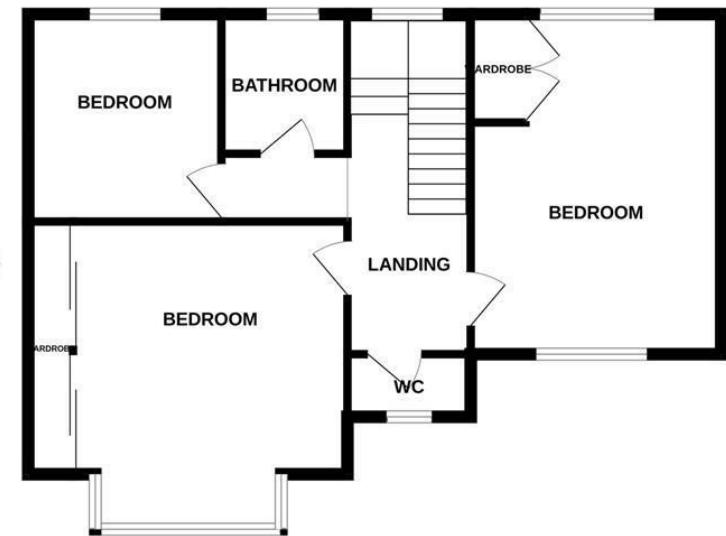




## GROUND FLOOR



## 1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.