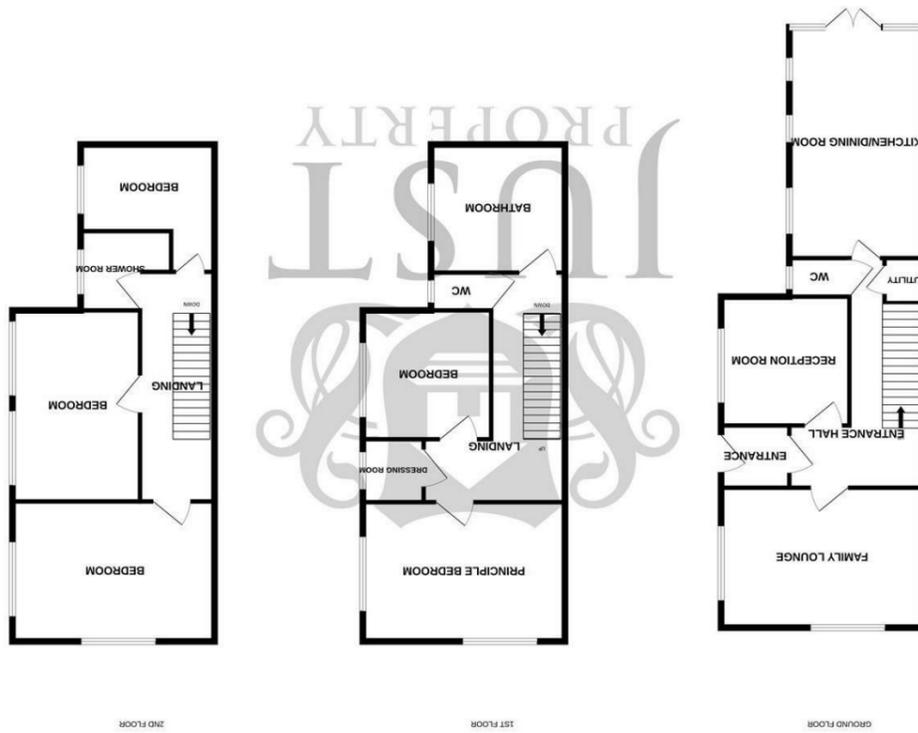


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	80
Potential	55



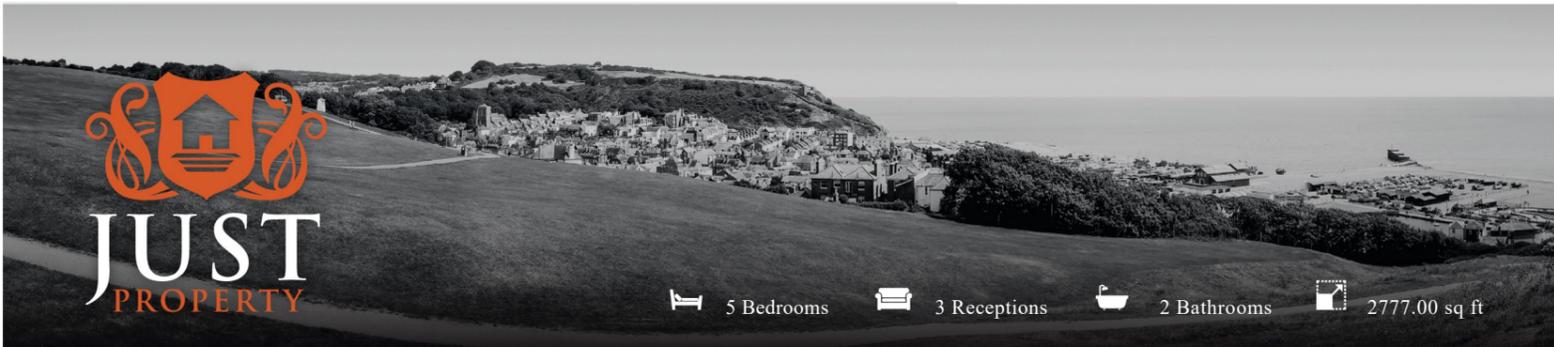
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, wall thicknesses and other details are approximate and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplans before entering into any contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you. Made with InDesign CS2



FLOORPLANS

2 Priory Avenue, Hastings, TN34 1UG

www.justproperty.net



5 Bedrooms 3 Receptions 2 Bathrooms 2777.00 sq ft

Freehold
£795,000

2 Priory Avenue, Hastings, TN34 1UG





5 Bedrooms 3 Receptions 2 Bathrooms 2777.00 sq ft

PROPERTY DETAILS

A beautifully refurbished Victorian home with stunning views across Hastings and the English Channel. Enjoying an elevated position close to Hastings town centre, this stylish five-bedroom period house has been sympathetically refurbished to blend contemporary design with original Victorian character. Recently redecorated both internally and externally, it's a truly individual home that stands out for its space, charm, and exceptional finish.

Stripped wood floors, wooden shutters and original sash windows create a wonderful flow throughout. The ground floor features a spacious lounge, a second reception room – both with wood burning stoves - and a stunning kitchen diner with doors opening onto the landscaped rear garden and york stone courtyard, perfect for entertaining.

On the first floor, the impressive dual-aspect master bedroom enjoys plenty of light and views across the town. There is also a walk-in bespoke wardrobe, a fifth bedroom, a cloakroom, and a beautiful family bathroom featuring Villeroy & Boch and Dornbracht fittings. The upper floor provides three further bedrooms, a newly refurbished shower room, bespoke storage and far-reaching views across Hastings and towards the sea.

Outside, the lawned rear garden with fruit trees and flowers is an ideal space to relax and enjoy the warmer months. The large front garden has a variety of flowering plants.

Located within easy walking distance of Hastings town centre, the property is perfectly positioned to enjoy everything the area has to offer. The seafront, shops, cafés, and the vibrant Old Town are all nearby, along with a wonderful calendar of local festivals and art events. Hastings railway station is also close by, with direct links to London Charing Cross and Victoria (around 1 hour 30 minutes) and to Brighton (around 50 minutes), making this an excellent choice for commuters.

A stylish, substantial home offering space, character, and stunning views — recently redecorated and ready to move into.



ROOM DIMENSIONS

Front Door	Dressing Room / Study 6'10" x 4'7" (2.10 x 1.40)
Entrance Vestibule	
Hallway	Bedroom 11'5" x 11'5" (3.50 x 3.50)
Family Lounge 18'0" x 16'0" (5.50 x 4.90)	Stairs To Second Floor Landing
Reception Room 11'5" x 11'1" (3.50 x 3.40)	Storage Cupboards on Landing
WC	Bedroom 18'4" x 16'0" (5.60 x 4.90)
Kitchen / Dining Room 22'10" x 11'2" (6.96 x 3.42)	Bedroom 17'4" x 11'5" (5.30 x 3.50)
Utility Cupboard	Bedroom 11'9" x 8'2" (3.60 x 2.50)
Stairs To First Floor Landing	Shower Room
Luxury Bathroom	Front Garden
WC	Rear Enclosed Garden
Principle Bedroom 18'0" x 15'5" (5.50 x 4.70)	Patio
	Storage Shed

FEATURES

- CHAIN FREE
- Stunning & Stylish Five Bedroom Family Home
- Three Storey Period Property
- Beautifully Restored Interiors and Exteriors
- Enclosed Rear Garden With Patio & Storage Shed
- Gorgeous Family Luxury Bathroom & Separate Shower Room
- Fantastic New Fitted Kitchen and Dining Area
- Direct Sea Views
- Walking Distance To Station, Alexandra Park, Old Town and Seafront
- Many Original Features Retained

