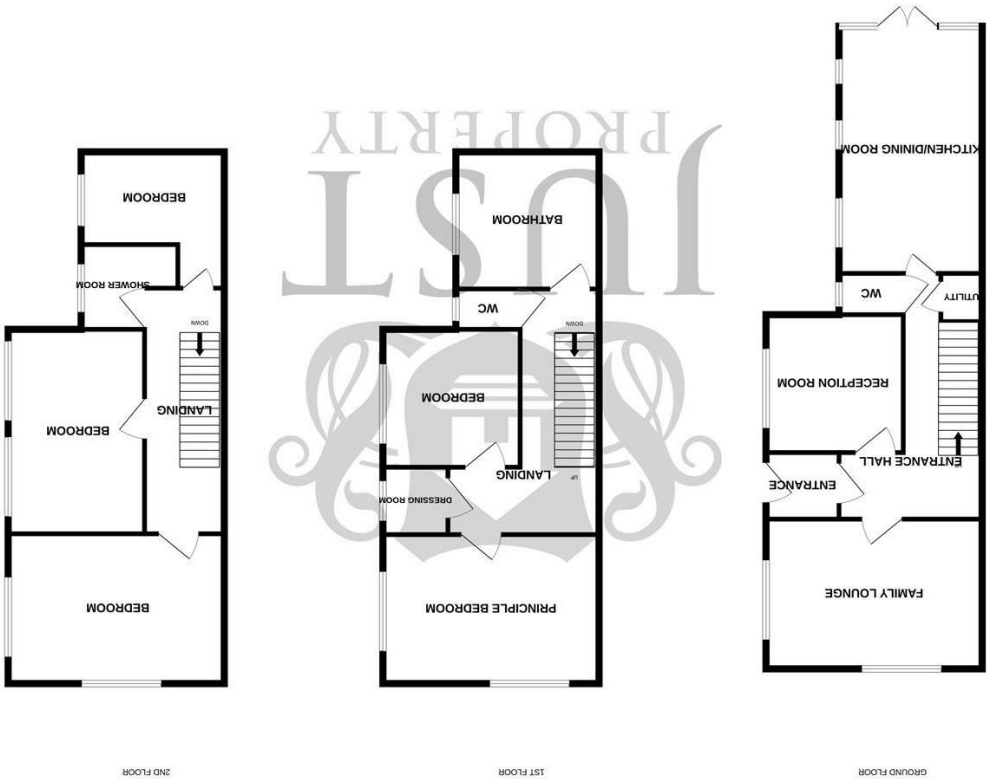




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	55	80
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



## FLOORPLANS

2 Priory Avenue, Hastings, TN34 1UG

[www.justproperty.net](http://www.justproperty.net)



5 Bedrooms 3 Receptions 2 Bathrooms 2777.00 sq ft

2 Priory Avenue, Hastings, TN34 1UG

Freehold

£795,000







Freehold

£795,000



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

Entrance Vestibule

Hallway

Family Lounge  
18'0" x 16'0" (5.50 x 4.90)

Reception Room  
11'5" x 11'1" (3.50 x 3.40)

WC

Kitchen / Dining Room  
22'10" x 11'2" (6.96 x 3.42)

Utility Cupboard

Stairs To First Floor Landing

Luxury Bathroom

WC

Principle Bedroom  
18'0" x 15'5" (5.50 x 4.70)

Dressing Room / Study  
6'10" x 4'7" (2.10 x 1.40)

Bedroom  
11'5" x 11'5" (3.50 x 3.50)

Stairs To Second Floor Landing

Storage Cupboards on Landing

Bedroom  
18'4" x 16'0" (5.60 x 4.90)

Bedroom  
17'4" x 11'5" (5.30 x 3.50)

Bedroom  
11'9" x 8'2" (3.60 x 2.50)

Shower Room

Front Garden

Rear Enclosed Garden

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.