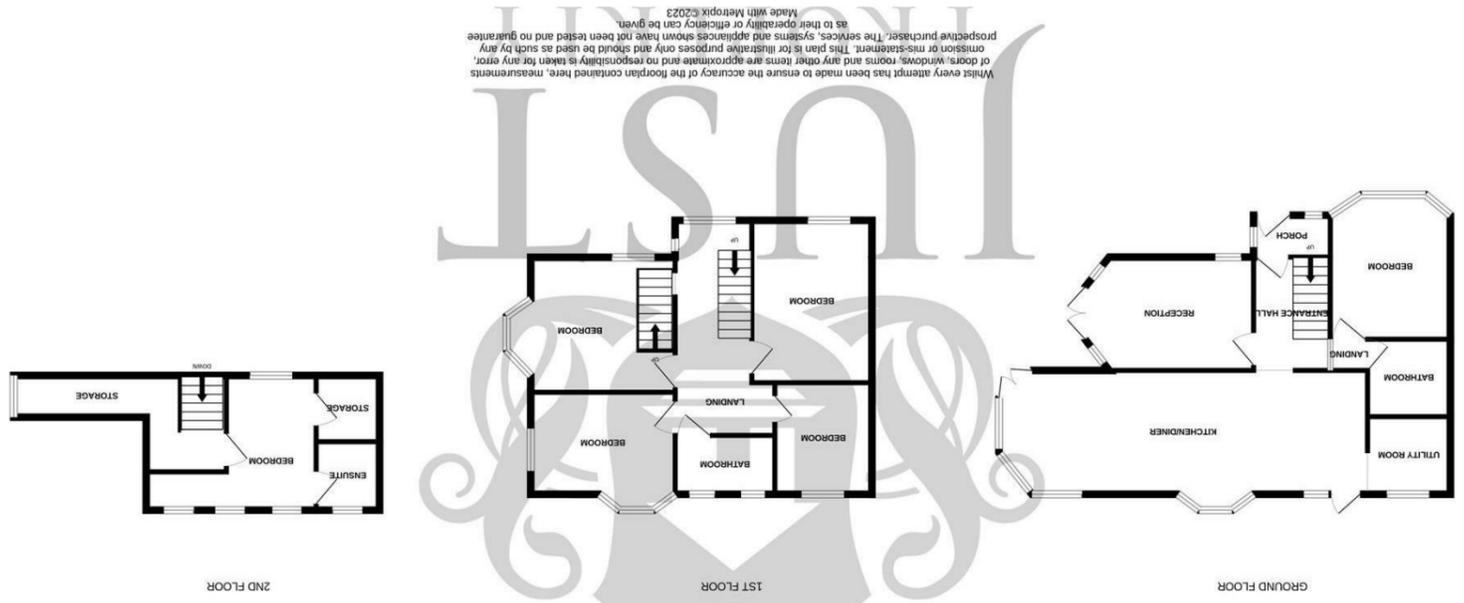


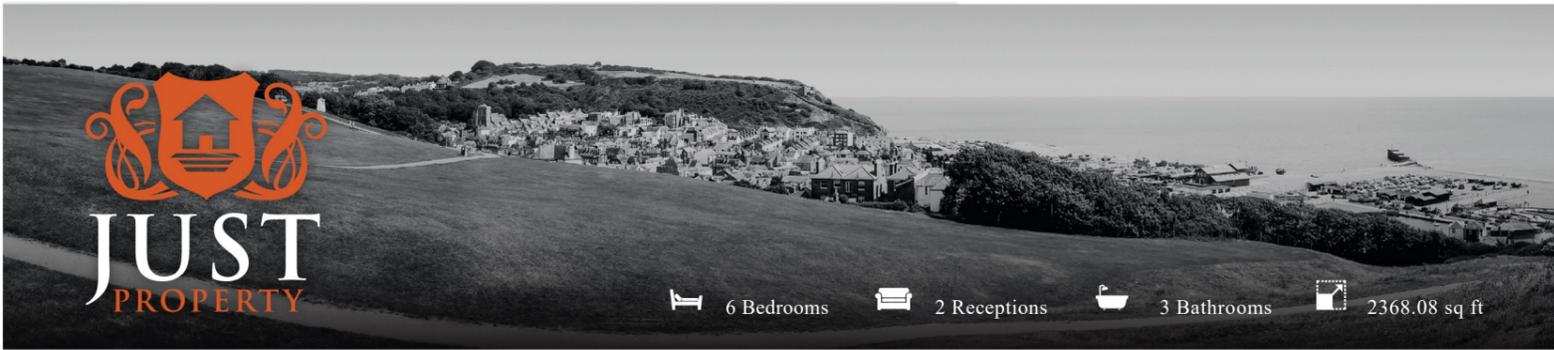
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	59
Potential	75



# FLOORPLANS

2 Priory Road, Hastings, TN34 3JH

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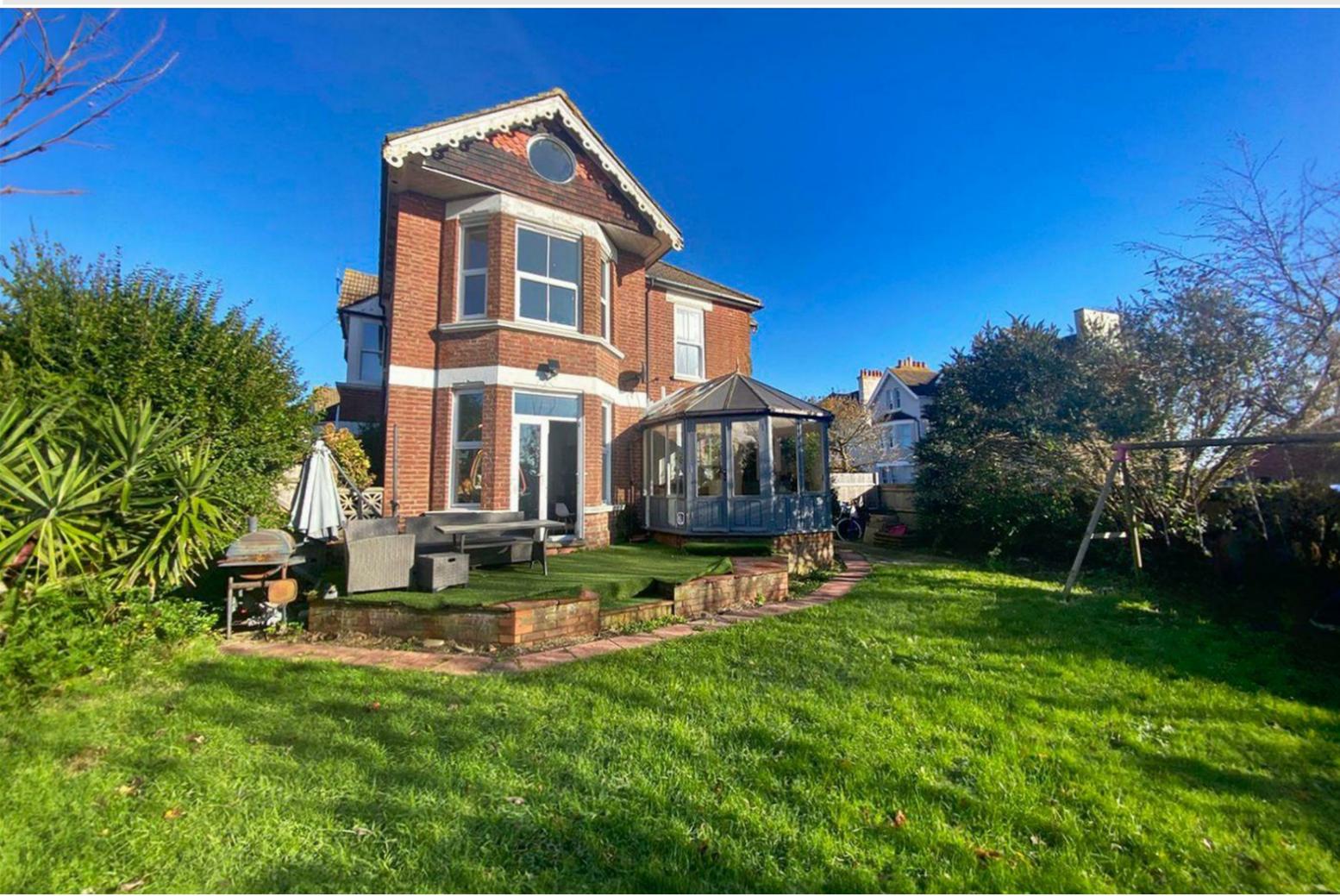


6 Bedrooms   2 Receptions   3 Bathrooms   2368.08 sq ft

2 Priory Road, Hastings, TN34 3JH

Freehold

# £850,000





Freehold

£850,000

6 Bedrooms 2 Receptions 3 Bathrooms 2368.08 sq ft

## PROPERTY DETAILS

Just Property are delighted to present to the market this magnificent and substantial Victorian residence, enviably positioned in the highly sought-after West Hill location and enjoying outstanding sea views. Arranged over three floors, this impressive semi-detached home offers flexible and extensive accommodation, complemented by a wealth of attractive original features throughout.

The beautifully presented accommodation comprises six bedrooms, with the sixth bedroom conveniently located on the ground floor, making it equally suitable as a home office or playroom. The property further benefits from a spectacular double-aspect kitchen/dining/family room that opens onto the garden, a charming bay-fronted sitting room, utility room, ground floor shower room/WC, a family bathroom/WC on the first floor, and an en-suite serving the top floor bedroom. A substantial galleried landing on the first floor, along with an entrance vestibule and welcoming entrance hall, further enhance the sense of space and character. The home also benefits from gas central heating.

Externally, the property occupies an excellent plot featuring a generously sized, sunny aspect garden which is mainly laid to lawn. In addition, there is a garage and off-road parking.

The location is particularly desirable, with the beautiful green open spaces of West Hill and its popular café just moments away. The historic Old Town, renowned for its charming pubs, restaurants, and independent shops, is easily accessible via a variety of scenic walks, including the iconic Victorian West Hill Funicular Railway. Hastings town centre is also within easy reach, offering a wide range of amenities and a mainline railway station with direct links to London.

This truly magnificent home combines character, space, and an exceptional location. Viewing is highly recommended by Just Property, the sole agents. Please contact us for further information or to arrange a viewing.



## ROOM DIMENSIONS

Entrance Vestibule	Bedroom 11'10" x 10'2" (3.620 x 3.112)
Entrance Hall	Bedroom 15'11" x 11'10" (4.874 x 3.610)
Sitting Room 19'6" x 13'0" (5.944 x 3.973)	Bathroom/wc 8'10" x 7'11" (2.695 x 2.420)
Open Plan Kitchen/Dining/Family Room 39'6" x 11'5" (12.063 x 3.489)	Second Floor
Utility Room 8'5" x 6'8" (2.57 x 2.045)	Bedroom 15'11" x 11'10" (4.874 x 3.610)
Office/Ground Floor Bedroom 15'1" x 11'10" (4.607 x 3.629)	En-suite
Shower Room/wc 7'8" x 6'8" (2.356 x 2.052)	Recessed Storage
First Floor Galleried Landing	Outside
Bedroom 16'0" x 12'11" (4.901 x 3.953)	Large Family Garden
Bedroom 13'6" x 13'5" (4.136 x 4.103)	Garage
	Off Road Parking

## FEATURES

- Wonderful Substantial Victorian Home
- Six Bedrooms
- Hugely Impressive Kitchen/Dining/Family Room
- Three Bathrooms
- Outstanding Sea Views from Upper Floors
- Green Open Space of West Hill on your Door Step
- Heart of the Old Town within Walking Distance
- Good Sized Sunny Aspect Garden
- Garage & Driveway
- Numerous Original Features

