

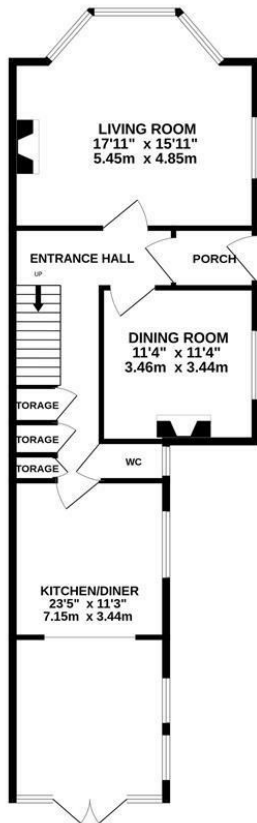
Priory Avenue, Hastings TN34 1UG

Offers in excess of £675,000

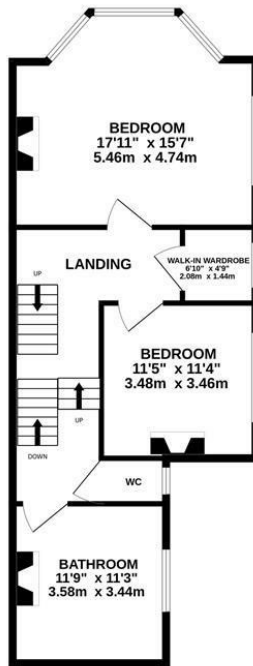


A simply stunning three storey, semi-detached LATE GEORGIAN HOUSE with far reaching views across the Town to the Coastline. It's enviably positioned within immediate walking distance of Alexandra Park and Hastings Town centre which offers a range of shopping and leisure facilities along with access to the beach and a mainline railway station benefitting from connections to London. The accommodation here relishes a **WEALTH OF ORIGINAL FEATURES** including stained glass windows, exposed floorboards throughout and feature fireplaces. With **GENEROUS PROPORTIONS**, the ground floor comprises of a welcoming **ENTRANCE PORCH**, a large **BAY FRONTED LIVING** room with a feature fireplace, and a **SEPARATE DINING ROOM**. The open plan **CONTEMPORARY KITCHEN** is positioned at the rear of the property and enjoys fitted units, a **FREESTANDING ISLAND** and access to the rear garden through crittall doors. There is also a **W/C** and several **BUILT-IN STORAGE CUPBOARDS** located on this floor. The first floor houses two **DOUBLE BEDROOMS**, with the primary measuring an impressive 17'11 x 15'7 and enjoying a marble fireplace, together

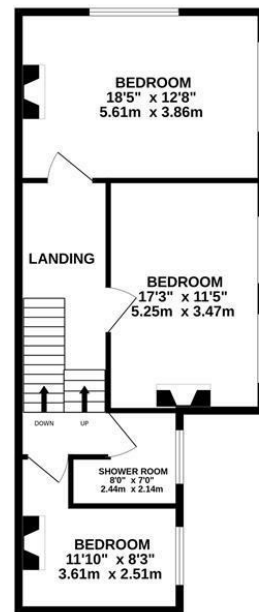
GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



2ND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 2206 sq.ft. (205.0 sq.m.) approx.

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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