



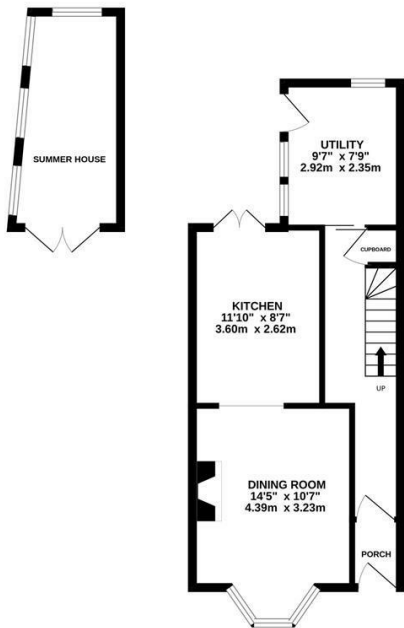
## Priory Road, Hastings TN34 3JJ

Offers in excess of £475,000

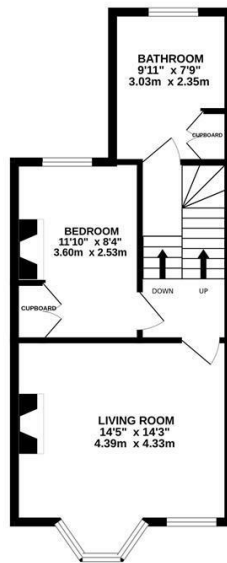


A simply stunning THREE BEDROOM HOME with DETACHED SUMMER HOUSE, situated in a sought after setting on the West Hill. It's enviably positioned just a short stroll from both Hastings Old Town and Hastings Town centre, perfectly placed to enjoy the seafront, local eateries, antique shops and the mainline railway station which benefits from connections to London stations. Accessed through an ENTRANCE PORCH, the accommodation here spans three storeys and relishes a WEALTH OF ORIGINAL FEATURES including sash windows, fireplaces and exposed floorboards. The BAY FRONTED open plan kitchen and dining space is fitted with modern units and benefits from access to the rear garden through double doors. There is a separate UTILITY ROOM which gives secondary access to the garden and a useful STORAGE CUPBOARD under the stairs. The first floor houses a BAY FRONTED LIVING ROOM which measures an impressive 14'5 x 14'3 and delights in SEA VIEWS, together with a DOUBLE BEDROOM and the FAMILY BATHROOM with bath and shower over. The two additional DOUBLE BEDROOMS are positioned on the upper floor. Externally the LOW MAINTENANCE GARDEN enjoys an area of gravel, perfect for dining al-fresco, followed by the DETACHED SUMMER HOUSE which has electricity. Positioned in a SOUGHT AFTER LOCATION, this fantastic property would make the PERFECT FAMILY HOME and should not be missed.

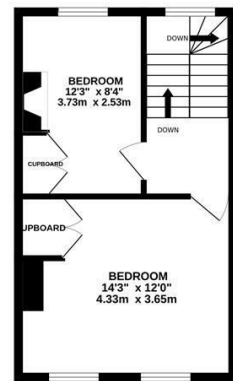
GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 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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