



66 Priory Avenue, Hastings, TN34 1UG

A DECEPTIVELY SPACIOUS AND IMMACULATELY PRESENTED SIX BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE, SITUATED IN A FAVOURED LOCATION CLOSE TO LINTON GARDENS, ALEXANDRA PARK AND THE TOWN CENTRE WITH ITS VARIOUS SHOPPING FACILITIES, PRIORY MEADOW, SEA FRONT & MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides versatile accommodation arranged over three floors to include a downstairs cloakroom/w.c, a bay fronted living room with wood burner and an open plan kitchen/dining room with central island, feature fireplace & bi-fold doors overlooking the rear gardens. To the first floor there are four double bedrooms with a 23ft balcony adjoining the main bedroom and there is also a contemporary family bath/shower room with two further double bedrooms to the second floor as well as a separate shower room/w.c.

Outside, there is a block paved driveway to the front providing off road parking for up to four cars. The 85ft rear gardens are a particular feature with a full width decking area, established flower & shrub beds and are mainly laid to lawn with the added benefit of a detached workshop/studio which would also suit as a home office. Further features include gas fired central heating, double glazing, exposed wooden flooring to the two reception rooms and there are views from the rear elevation looking out over Hastings towards Alexandra Park & The Ridge.

Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £795,000

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- A Deceptive Six Bedroom Family House
- Kitchen/Diner with Bi-fold doors
- Off Road Parking for 4 Vehicles
- Viewing Considered Essential
- Close to Linton Gardens & The Town
- Downstairs Cloakroom/W.C
- 85ft Decked & Lawned Gardens
- Versatile Accommodation over 3 Floors
- Two Bath/Shower Rooms
- Detached Studio/Workshop

Entrance Porch

9'10 x 4'7 (3.00m x 1.40m)

Reception Hall

12'0 x 12'0 max (3.66m x 3.66m max)

Downstairs Cloakroom/W.C

Living Room

18'0 x 17'9 max into bay (5.49m x 5.41m max into bay)

Kitchen/Breakfast Room

19'5 x 10'8 (5.92m x 3.25m)

Dining Room

16'0 x 14'0 (4.88m x 4.27m)

First Floor Galleried Landing

17'0 x 6'7 (5.18m x 2.01m)

Bedroom One

14'0 x 13'3 (4.27m x 4.04m)

Balcony

23'0 x 3'7 (7.01m x 1.09m)

Bedroom Two

13'11 x 12'5 (4.24m x 3.78m)

Bedroom Three

13'11 x 11'7 (4.24m x 3.53m)

Bedroom Four

10'10 x 10'10 (3.30m x 3.30m)

Family Bathroom/Shower Room

8'3 x 7'8 (2.51m x 2.34m)

Second Floor Landing

Bedroom Five

13'10 x 11'7 (4.22m x 3.53m)

Bedroom Six

12'4 x 11'8 (3.76m x 3.56m)

Shower Room/W.C

9'0 x 4'7 (2.74m x 1.40m)

Outside

Driveway

Rear Garden

85'0 (25.91m)

Studio/Workshop

17'0 x 12'0 (5.18m x 3.66m)





Floor Plan



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	