

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
67	86



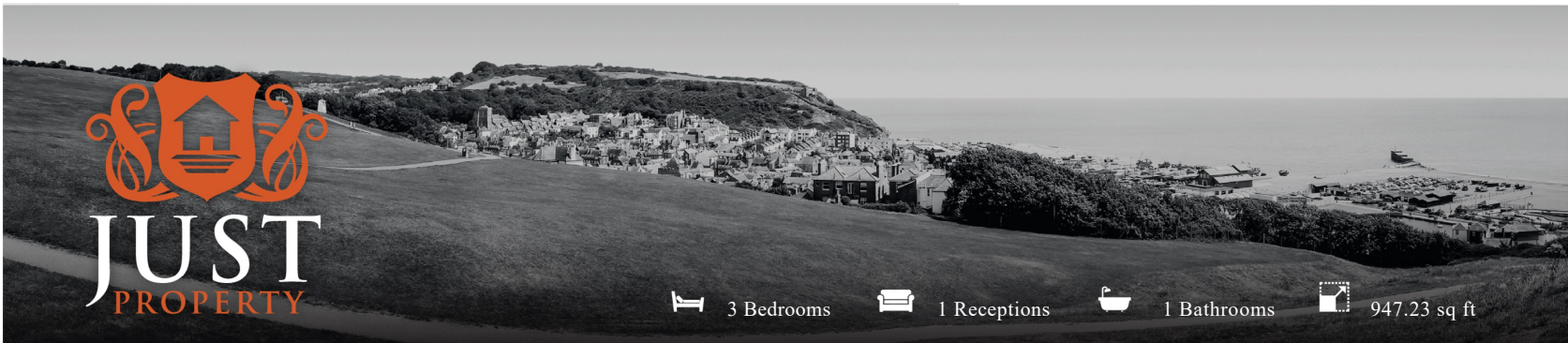
These plans have been made to ensure the accuracy of the English contained here. Measurements of doors, windows, and appliances shown are based on the information provided to us by the seller. The seller has accepted responsibility for the accuracy of the information provided. The buyer should verify the accuracy of the information provided. The seller makes no guarantee as to the accuracy of the information provided. The buyer should verify the accuracy of the information provided. The seller makes no guarantee as to the accuracy of the information provided.



# FLOORPLANS

61 Priory Road, Hastings, TN34 3JJ

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3 Bedrooms | 1 Receptions | 1 Bathrooms | 947.23 sq ft

Freehold

# £399,950

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Freehold

£399,950



3 Bedrooms 1 Receptions 1 Bathrooms 947.23 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A well presented three-storey period house, built in 1835 for a Hastings fisherman, remodelled internally to provide three double bedrooms and a large sitting room/diner. Ideally situated on West Hill, offering convenient access to the historic Old Town, the seafront, and Hastings town centre, with its excellent shopping facilities and mainline railway station providing direct links to London.

The property boasts a generous and spacious sitting room/dining area, seamlessly connected to an adjoining fitted kitchen, creating a perfect space for both relaxation and entertaining. On the first floor, you'll find a fantastic light and bright bedroom, along with a family bathroom featuring bath with shower over built-in storage, additionally there is a separate WC.

The second floor comprises two double bedrooms, both enjoying an East to West aspect, with distant sea views extending to Beachy Head. Outside, the enclosed rear courtyard enjoys a sunny south-westerly aspect, providing a pleasant outdoor space to relax.

Additional benefits include gas-fired central heating, double glazing, and the advantage of being offered with no onward chain. Early viewing is highly recommended to secure this charming property in such a desirable location.



## ROOM DIMENSIONS

Front Door

Entrance Porch

Sitting Room/ Diner  
16'4" x 10'11" (5.00 x 3.35)

Kitchen  
14'0" x 5'1" (4.27 x 1.55)

Stairs to First Floor Landing

Bedroom  
11'5" x 8'5" (3.48 x 2.57)

Bathroom

Separate W.C

Stairs to Second Floor Landing

Bedroom  
11'6" x 11'1" (3.53 x 3.38)

Bedroom

11'6" x 11'1" (3.53 x 3.38)

Rear Courtyard and Side Return

## FEATURES

- Period Terraced House
- Popular West Hill Location
- Three Bedrooms
- 26'5 Lounge/Diner
- Bathroom & Sep W.C
- Rear Courtyard
- Westerly Aspect
- CHAIN FREE
- Beautiful Condition Throughout Internally
- Glimpses Of Sea and Walking Distance to Historic Old Town

