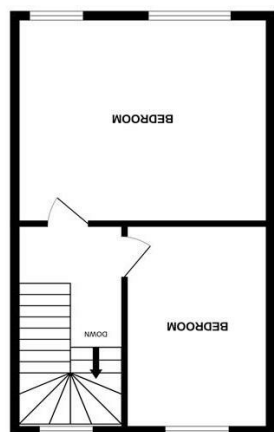
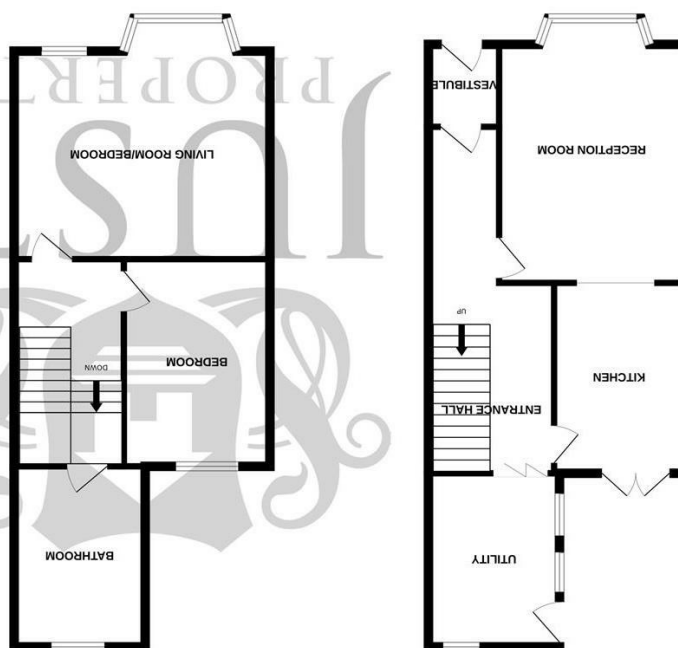


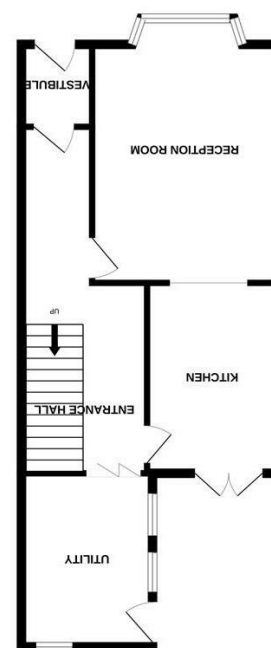
| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (92 plus) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |



2ND FLOOR



1ST FLOOR



GROUND FLOOR

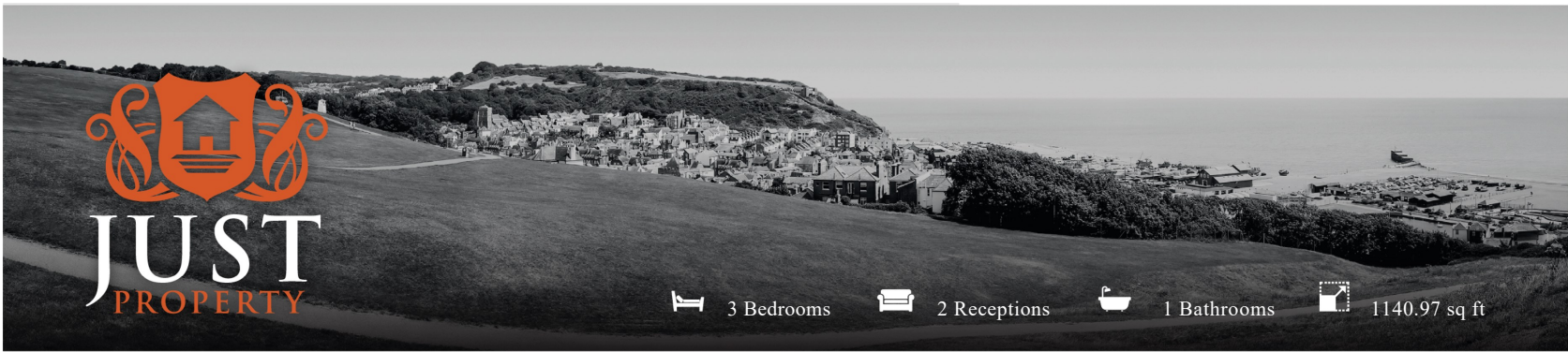
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors. Prospective purchasers, their surveyors, agents and applicants should have their own measurements as to their own satisfaction or efficiency can be given. Made with Metropix, 2022



FLOORPLANS

45 Priory Road, Hastings, TN34 3JJ

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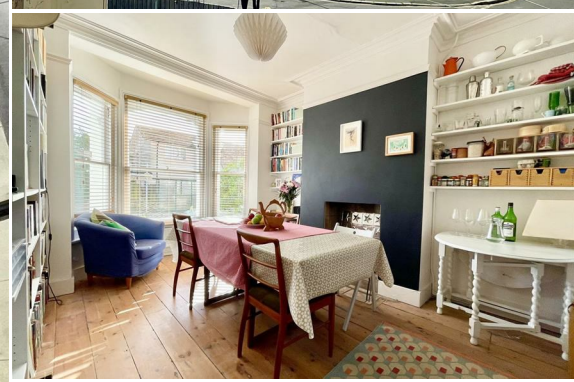


3 Bedrooms 2 Receptions 1 Bathrooms 1140.97 sq ft

45 Priory Road, Hastings, TN34 3JJ

Freehold

£545,000





Freehold

£545,000

3 Bedrooms 2 Receptions 1 Bathrooms 1140.97 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market a wonderful period end of terrace house situated on this highly desirable road on the stunning West Hill in Hastings. This magnificent house is arranged over three floors and benefits from some superb views over the West Hill towards the English Channel.

This property has beautifully proportioned accommodation throughout and this fabulous house also boasts three/four bedrooms, one/two reception rooms, kitchen, good sized utility room, family bathroom/WC, entrance hall, entrance vestibule and attractive staircase. The property additionally benefits from gas boiler with radiators

To the outside the current owners have recently had a impressive quality detached home office/studio constructed in the rear garden, this leaves a low maintenance area of rear garden. There is also a small area of front garden.

From this hugely desirable location you have the wonderful green open space of the West Hill with its cafe on your doorstep, the historic Old Town with its array of pubs and eateries is also easily accessible via numerous scenic walks and the stunning Victorian West Hill Funicular Railway. The many amenities of Hastings Town Centre including mainline railway station with direct links to London are also within easy reach.

This is a magnificent house with some wonderful original features that is situated in a exceptional location therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information on to arrange access.



ROOM DIMENSIONS

| | |
|--|------------------------------|
| Vestibule | Bedroom |
| Entrance Hall | 14'3" x 11'11" (4.35 x 3.64) |
| Reception Room | Bedroom |
| 14'9" into bay x 10'6" (4.51 into bay x 3.22) | 12'0" x 8'5" (3.66 x 2.57) |
| Kitchen | Outside |
| 11'9" x 8'5" (3.60 x 2.59) | Rear Garden |
| Utility | Detached Home Office/Studio |
| 10'6" x 7'9" (3.21 x 2.37) | Front Garden |
| First Floor | |
| Living Room/Bedroom | |
| 14'3" x 11'11" plus bay (4.35 x 3.64 plus bay) | |
| Bedroom | |
| 11'11" x 8'5" (3.64 x 2.59) | |
| Bathroom | |
| Second Floor | |

FEATURES

- Stunning Period End Of Terrace House
- Wonderful Position on The West Hill
- 3/4 Bedrooms
- Currently Arranged with Fabulous First Floor Living Room
- Views Over the Green to the English Channel
- Set Over Three Floors
- Recently Constructed Home Office/Studio in Rear Garden
- Scenic Walks & Funicular Railway into the Heart of The Old Town
- Kitchen & Good Sized Utility Room
- Easy Access to Hastings Town Centre & Railway Station

