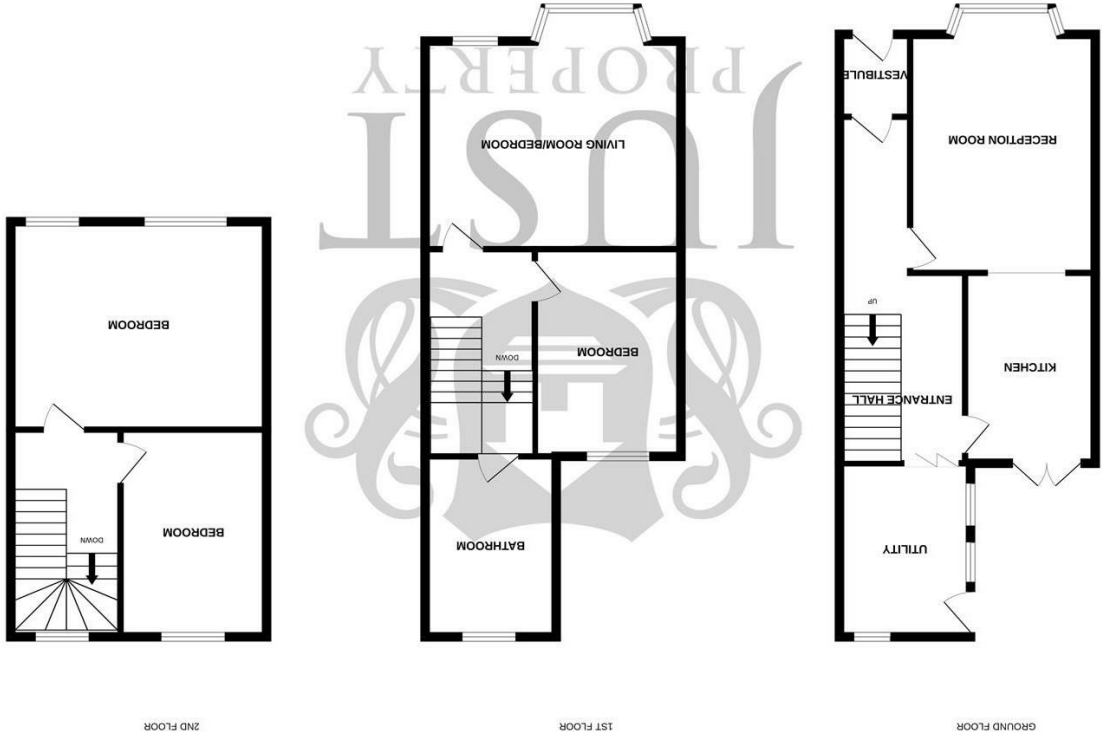


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



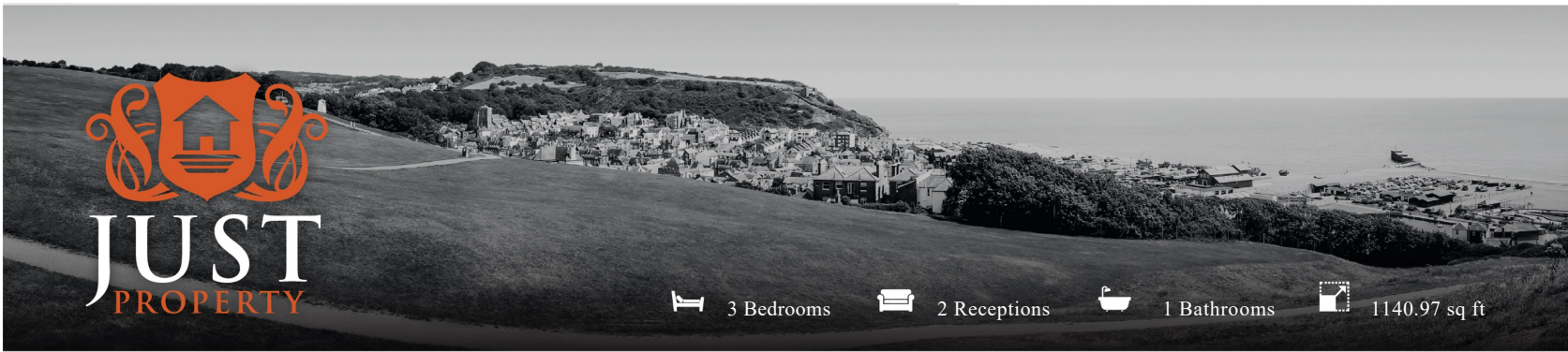
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The reviewer, agent and agencies assume no liability and no guarantee as to their accuracy or efficiency can be given. Made with Metropix, 2024

FLOORPLANS

45 Priory Road, Hastings, TN34 3JJ



www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1140.97 sq ft

Freehold
£545,000

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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

Entrance Hall

Reception Room
14'9" into bay x 10'6" (4.51 into bay x 3.22)

Kitchen
11'9" x 8'5" (3.60 x 2.59)

Utility
10'6" x 7'9" (3.21 x 2.37)

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

Bedroom

14'3" x 11'11" (4.35 x 3.64)

Bedroom

12'0" x 8'5" (3.66 x 2.57)

Outside

Rear Garden

Detached Home Office/Studio

Front Garden

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

