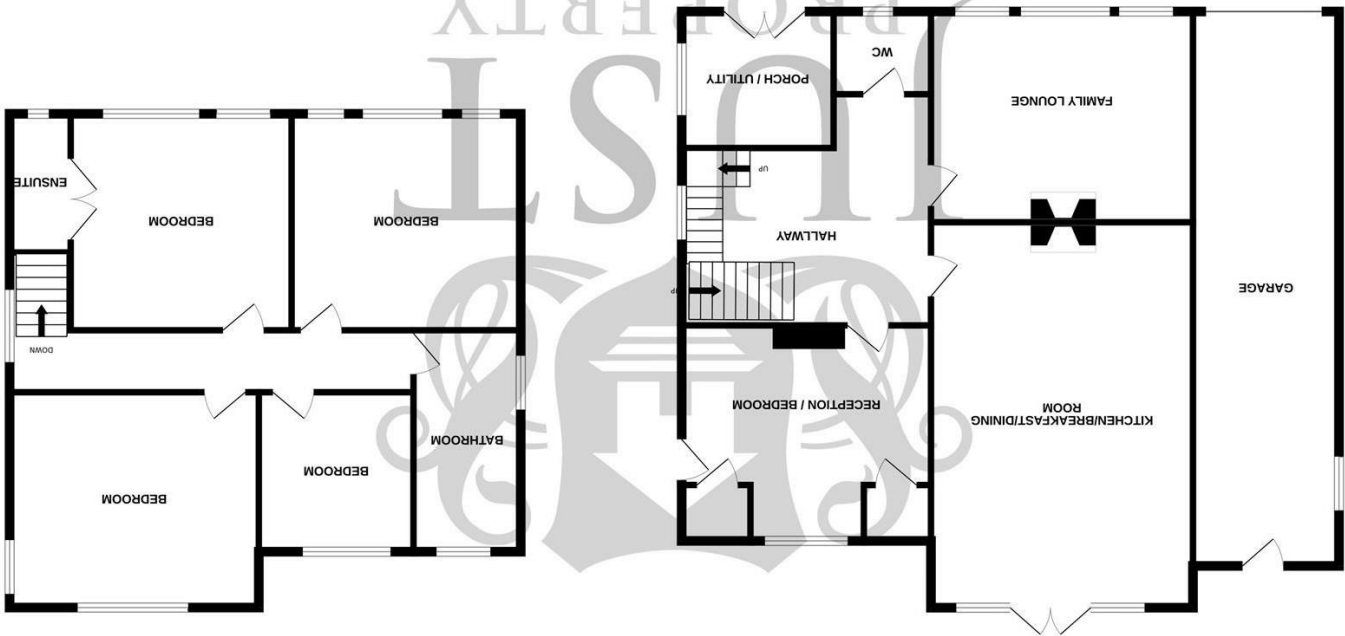




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		64
Potential		76



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.

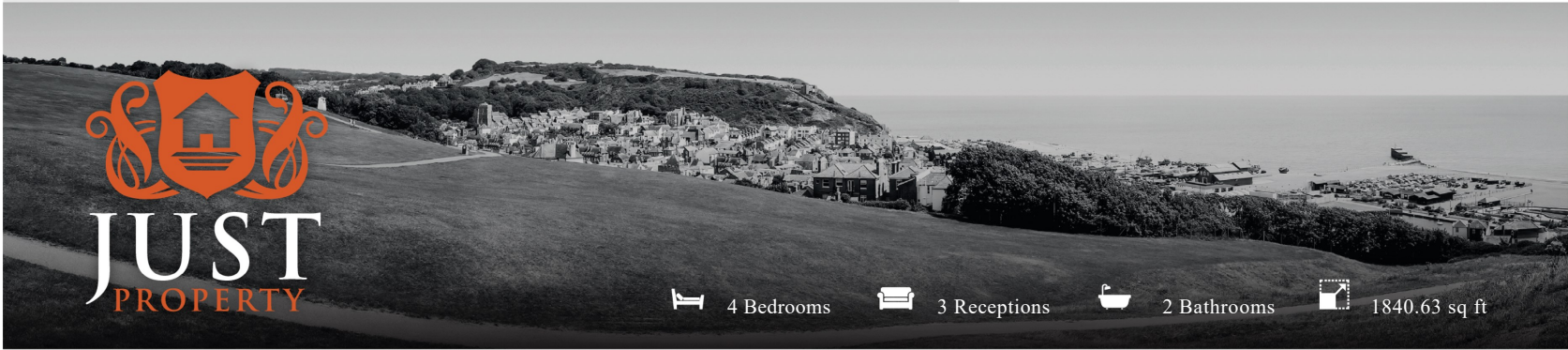
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## FLOORPLANS

80 Priory Avenue, Hastings, TN34 1UL

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms 3 Receptions 2 Bathrooms 1840.63 sq ft

80 Priory Avenue, Hastings, TN34 1UL

Freehold

£825,000







Freehold

£825,000

4 Bedrooms 3 Receptions 2 Bathrooms 1840.63 sq ft

## PROPERTY DETAILS

A beautifully presented detached four-bedroom, three-bathroom family home, Priory Avenue is situated in one of Hastings' most sought-after locations. Lovingly maintained by the current owners, this wonderful residence perfectly blends character with modern convenience.

Ideally positioned within walking distance of Hastings town centre, the property offers easy access to a fantastic selection of shops, the mainline railway station, the seafront, and the promenade. Additionally, the picturesque Linton Gardens is just a short stroll away, providing a tranquil green space to enjoy.

Upon entering, a spacious porch doubles as a useful utility area, leading into a well-proportioned entrance hallway. The ground floor benefits from a convenient WC, a generous and extended kitchen/breakfast/dining room—undoubtedly the heart of the home—complete with integrated appliances and elegant double doors opening onto the rear garden. A separate family lounge and an additional reception room, which could also serve as a bedroom, complete the ground floor.

Upstairs, four double bedrooms provide excellent accommodation, with the principal bedroom enjoying an en-suite shower room. A stylish family bath and shower room serves the remaining bedrooms.

Externally, the property boasts off-road parking, an attractive front garden, and a tandem garage, ideal for storage or workshop space. The stunning landscaped rear garden features patio areas, raised beds, and a summer house, offering breathtaking views over Hastings and Alexandra Park.

To fully appreciate this stylish and characterful family home, viewing is highly recommended through the vendor's sole agents, Just Property.

## ROOM DIMENSIONS

Front Door

Entry Porch / Utility  
9'0" x 8'1" (2.75 x 2.47)

Hallway  
11'1" (3.38)

WC

Under Stairs Storage

Family Lounge  
16'2" x 12'11" (4.93 x 3.96)

Kitchen / Breakfast / Dining Room  
23'7" x 15'11" (7.19 x 4.87)

Reception / Bedroom  
16'2" x 13'5" (4.93 x 4.11)

Stairs Up to Landing

Bedroom  
13'1" x 11'8" (4.01 x 3.58)

En Suite Shower / WC

Bedroom  
15'10" x 12'11" (4.85 x 3.96)

Bedroom  
11'6" x 9'6" (3.51 x 2.92)

Bedroom  
11'3" x 9'6" (3.44 x 2.92)

Family Bath / Shower Room

Front Garden

Off Road Parking

Tandem Garage  
35'7" x 8'5" (10.87 x 2.59)

Rear Patio

Rear Garden

## FEATURES

- Stunning Detached Family Home
- Views From Front and Rear of Property
- Beautiful Interiors
- Three Reception Rooms/ Areas
- Gorgeous Open Plan Kitchen / Dining Space
- Tandem Garage and Off Road Parking
- Walking Distance to Town Centre, Seafront and Train Station
- Two Bathrooms
- Four / Five Bedrooms
- Large Rear Gardens

