



Moloney

COUNTRY PROPERTY



115

117

117 PRIORY ROAD HASTINGS



## 117 PRIORY ROAD, HASTINGS, EAST SUSSEX TN34 3JG

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**CHAIN FREE.** A WELL PRESENTED 1 BEDROOM GROUND FLOOR FLAT LOCATED A SHORT DISTANCE FROM HASTINGS TOWN CENTRE & HISTORIC OLD TOWN, OFFERING WELL-THOUGHT OUT AND WELL-PROPORTIONED ACCOMMODATION COMPRISING ENTRANCE HALL, KITCHEN/DINING/SITTING ROOM, BEDROOM AND MODERN SHOWER ROOM. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND REPLACEMENT DOUBLE GLAZED WINDOWS. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: COMMUNAL ENTRANCE HALL, ENTRANCE HALL, INNER HALL, KITCHEN/DINING/SITTING ROOM, BEDROOM, SHOWER ROOM. GAS CENTRAL HEATING.



Front door to:

**COMMUNAL ENTRANCE HALL:** Door to inner hall, stairs to the first floor.

Double opening UPVC double glazed doors to:

**ENTRANCE HALL:** Door to:

**INNER HALL:** Doors to both rooms. Under stairs storage niche. Telephone entry system. Inset ceiling lights. Wood effect laminate floor.

**KITCHEN/DINING/SITTING ROOM:** UPVC double glazed window to the rear. Excellent ceiling height. Kitchen area fitted with contemporary range of base and wall units with laminate worktop over, inset with single bowl, single drainer stainless steel unit. Gas hob with Logik electric fan assisted oven below and chimney style extractor over. Metro tiled splashbacks. Space for under counter appliance. Wood effect laminate floor. Inset ceiling lights. Carpeted sitting/dining area with matching base unit with matching worktop. Ideal Independent gas combination boiler. TV point. BT point. Door to shower room.

**BEDROOM:** UPVC bay style double glazed window to the front. Excellent ceiling height. Inset ceiling lights, wall light points. TV point. BT point.

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**PRICE GUIDE £ 129,950**



**SHOWER ROOM:** Part obscure glazed UPVC window to the rear. Fitted with contemporary white suite comprising WC, pedestal hand basin with tiled splashback and tiled shower cubicle with bi-fold glass door & Bristan shower. White ladder style heated towel rail. Vinyl floor. Inset ceiling lights, extractor.

**SERVICES:** All main services are connected. Gas fired central heating.

**FLOOR AREA:** 49 m<sup>2</sup> ( 527 ft<sup>2</sup>) Approx.

**EPC RATING :** 'B'

**LOCAL AUTHORITY:** Hastings Borough Council.

**COUNCIL TAX BAND:** 'A'

**TENURE:** Leasehold + Share of Freehold

**LEASE TERM:** 86 years remaining (2109)

**GROUND RENT:** £250.00 per annum

**SERVICE CHARGES (CURRENT):** ¼ share of cost of work and insurance



**TRANSPORT LINKS:** Ideally positioned for the commuter is Hastings Station providing services to London Bridge, Waterloo, Charing Cross and Cannon Street or via Rye to Ashford. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

**DIRECTIONS:** Travelling south on the A21 towards Hastings, turn left onto the A2101, St Helens Rd, continue to the roundabout, turn left onto Elphinstone Rd, bear right on to Mount Pleasant Rd. Take the 5th right turn into Priory Rd. 117 will be found on the right.

**What3Words (Location):** [///novel.moved.deep](https://www.what3words.com/?w3w=///novel.moved.deep)

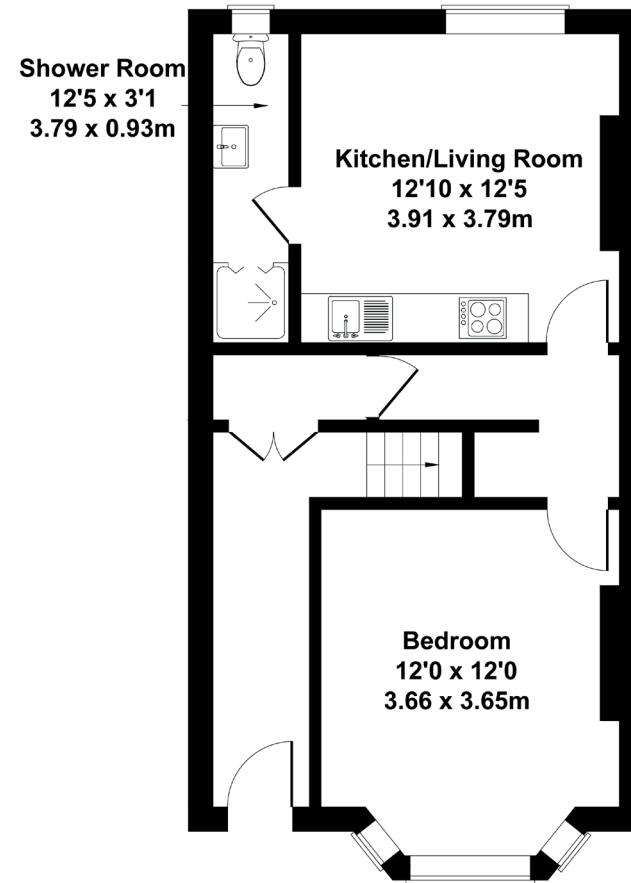
**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings.





# 117 Priory Road

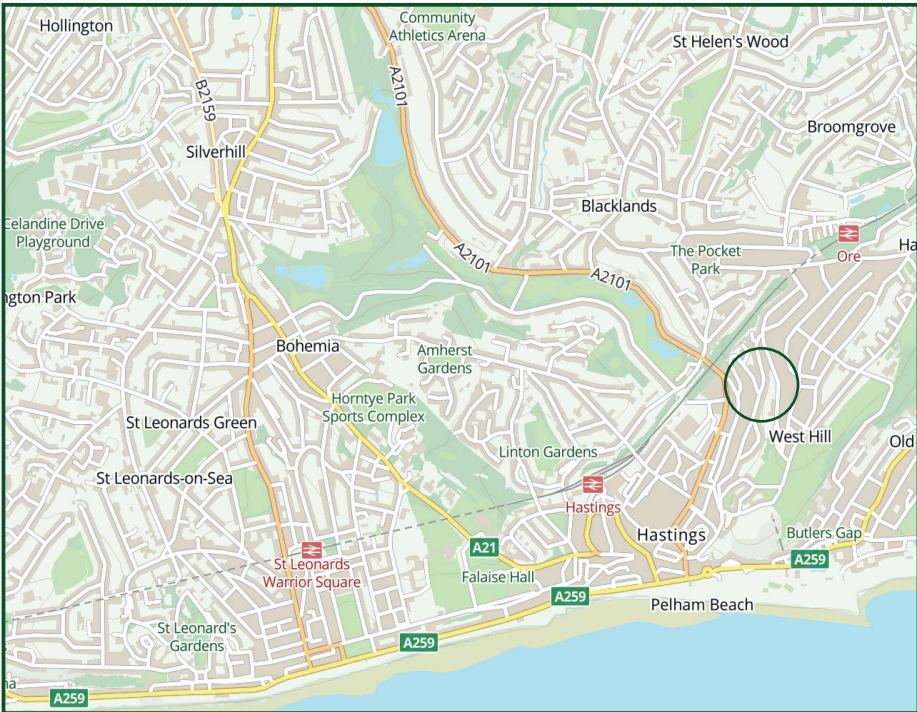
Approximate Gross Internal Area  
527 sq ft - 49 sq m



## GROUND FLOOR

Not to Scale.  
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**IMPORTANT NOTICE:** Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

[MOLONEYCOUNTRYPROPERTY.COM](http://MOLONEYCOUNTRYPROPERTY.COM)

EMAIL: [SALES@MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01797 253000 or 01580 212828