

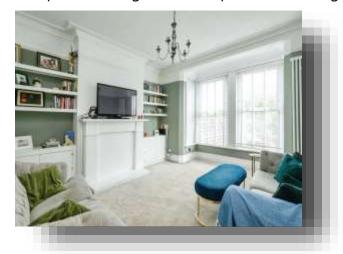




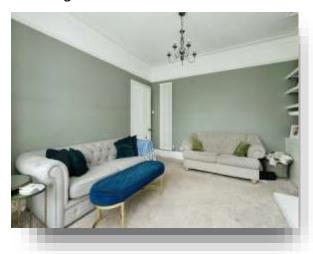
welcome to

Priory Avenue, Hastings

This well-presented Edwardian three bedroom maisonette is located in Hastings with easy access to local shops, schooling and transportation links directly to Hastings town centre. The property is accessed via a private entrance porch into hall way with doors off to bay fronted lounge with feature fireplace, dining room, Modern fitted kitchen, three bedrooms, utility room, wc and family bathroom. Benefits of the property include a long lease as well as a private rear garden with patio are leading to section of lawn. Please call us on 01424 722177 to arrange a viewing!













Entrance Porch

Access via private front door into porch with door to hall, radiator and tiled flooring.

Entrance Hall

Two radiators, exposed floor boards, storage cupboard and rear aspect patio door.

Cloakroom

Wash hand basin, wc, radiator, partly tiled walls, single glazed sash window to side aspect and vinyl flooring.

Lounge

15' 8" x 12' 10" (4.78m x 3.91m)

Double glazed bay window to front aspect, carpet, two tall radiators and storage cupboard with shelves.

Dining Room

11' x 15' 5" (3.35m x 4.70m)

Double glazed bay window to front aspect, tall radiator, carpet, and feature fireplace.

Kitchen

12' 11" x 10' 3" (3.94m x 3.12m)

Double glazed window to rear aspect, matching wall and base units with ceramic sink, laminate worktop, built in pantry, 7 ring freestanding cooker, boiler cupboard, breakfast bar/island, tiled splashbacks and laminate flooring.

Utility Room

5' 10" x 2' 5" (1.78m x 0.74m)

Single glazed sash window to side aspect, plumbing for washing machine and electric sockets.

Bedroom One

12' 4" x 15' 6" (3.76m x 4.72m)

Double glazed window to rear aspect, two radiators and carpet.

Bedroom Two

10' 8" x 12' (3.25m x 3.66m)

Double glazed window to side aspect, radiator and carpet.

Bedroom Three

6' 9" x 11' 11" (2.06m x 3.63m)

Double glazed window to side aspect, radiator and carpet.

Bathroom

P shaped bath with shower attachment, wash hand basin, radiator, partly tiled walls, vinyl flooring and double glazed window to side aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, ornission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

Priory Avenue, Hastings

- Maisonette
- Three Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- Bathroom & Cloakroom
- Private Rear Garden

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000









view this property online fox-and-sons.co.uk/Property/HAS121461



Property Ref: HAS121461 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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