



**Priory Avenue, Hastings TN34 1UH**

**welcome to**

**Priory Avenue, Hastings**

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.



### 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.



Total floor area 127.3 m<sup>2</sup> (1,370 sq.ft.) approx

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, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Priory Avenue, Hastings

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

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.

offers in excess of

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121461 - 0003

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