



## Key Features

- ◆ Two-bedroom, two-bathroom, split level apartment
- ◆ Close to local shops and amenities
- ◆ Minutes from Ore Station
- ◆ Private courtyard
- ◆ Leasehold
- ◆ EPC rating C

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Priory Road, Hastings

£165,000



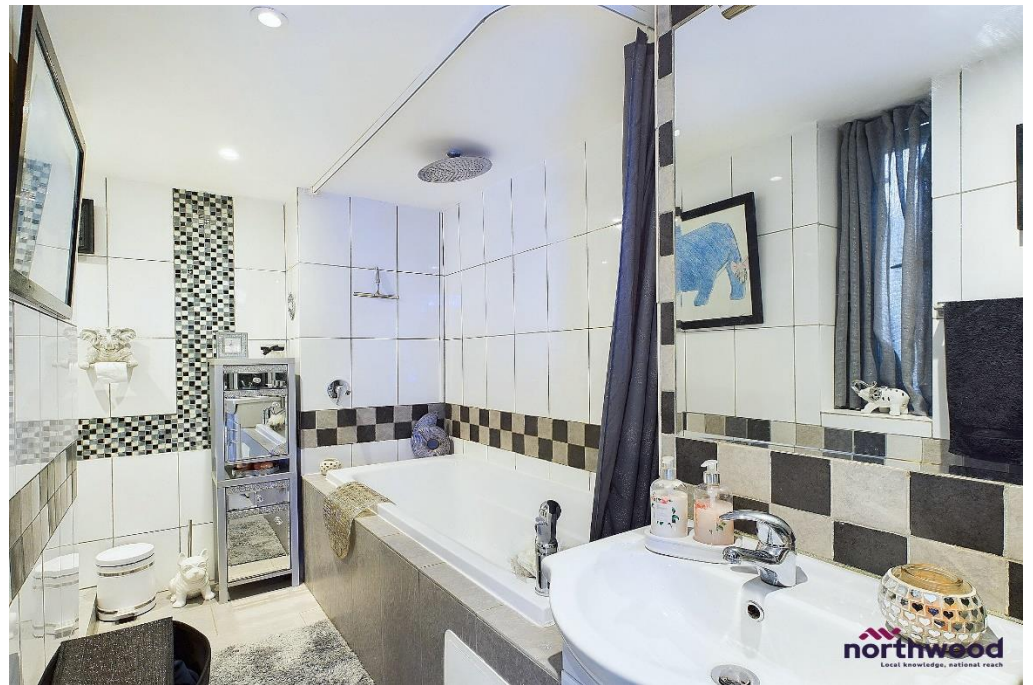
Northwood are delighted to welcome to market this fantastic two-bedroom, two bathroom, split-level apartment in Hastings.

Accommodation is arranged over two levels and comprises: two bedrooms and a shower room on the ground floor and living room, kitchen, bathroom and storage room/office on the lower ground floor.

PLEASE NOTE: the current occupier has configured one of the bedrooms as a living room, using the downstairs living room and storage room/office as a bedroom and dressing room.

Further benefits include gas central heating, double-glazing and private rear courtyard.







Located on the edge of the Ore Valley, close to local shops and amenities, minutes from Ore Station and just a short walk to the Old Town and seafront, this beautifully decorated apartment is perfectly located for anyone looking to make the most of life in Hastings.

Please view our immersive virtual tour to fully appreciate this fantastic property:

<https://tour.giraffe360.com/e2d4bc3049ec40a6a78bed187441703b/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band B: £1896

Lease: 125 years from 23/3/2017

Ground Rent: £250 per annum

Service Charge: £1000 per annum



### Exterior and Approach

To the north of Hastings Old Town, opposite Halton Park, this beautiful maisonette occupies the lower two floors of a terraced house

### Entrance

1.91m x 1.33m (6'4" x 4'5")

uPVC double-glazed door to street, tiled floor and space for coats and shoes

### Hallway

4.57m x 2.27m (15'0" x 7'5")

Spacious entrance hall with doors to all ground floor rooms, with wooden flooring, radiator and large storage cupboard

### Bedroom One

3.98m x 3.85m (13'1" x 12'7")

Good-sized double bedroom (currently configured as a living room) with uPVC double-glazed windows to front aspect, radiator, wooden flooring and exposed brick feature wall







#### Bedroom Two

3.43m x 3.43m (11'4" x 11'4")

Good-sized double bedroom with uPVC double-glazed windows to rear aspect, radiator and wooden flooring

#### Shower Room

2.69m x 1.36m (8'10" x 4'6")

Tiled floor, uPVC double-glazed window to rear aspect, heated towel rail, extractor fan and white suite comprising basin, WC and stand-alone shower cubicle

#### Lower Hallway

5.41m x 2.72m (17'8" x 8'11")

Carpeted. illuminated stairs lead to the large, carpeted lower hallway with storage cupboard, radiator and uPVC double-glazed door to private rear courtyard

#### Bathroom

2.88m x 1.59m (9'5" x 5'2")

Tiled family bathroom with modern white suite comprising basin, WC and bath with rainfall shower over



#### Kitchen

3.52m x 3.41m (11'6" x 11'2")

Modern fitted kitchen with laminate flooring, uPVC double-glazed window to rear aspect, vertical radiator, white counters and cabinets, stainless steel cooker hood over gas hob and built-under electric oven and space/plumbing for washing machine, tumble dryer and double fridge-freezer

#### Living Room

3.68m x 3.52m (12'1" x 11'6")

Good-sized living room, currently configured as a bedroom, carpeted with radiator and lit by inset spotlights

#### Storage/office

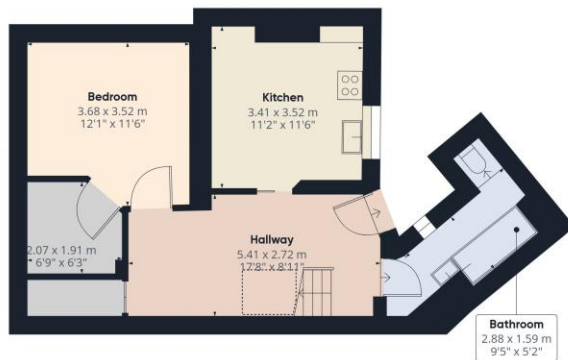
2.07m x 1.91m (6'10" x 6'4")

Large corner space, currently used as a walk-in wardrobe but could be storage or even a home office

#### Courtyard

Private, paved rear courtyard





Floor 0



Floor 1



**Approximate total area\***  
92.55 m<sup>2</sup>  
996.2 ft<sup>2</sup>

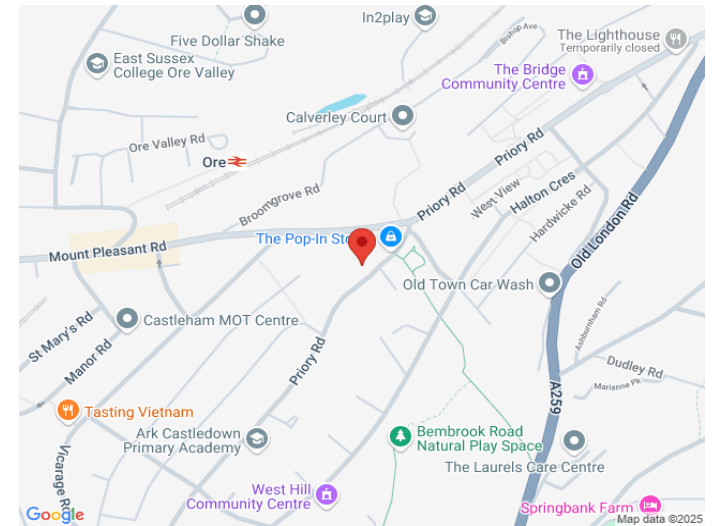
**Reduced headroom**  
1.06 m<sup>2</sup>  
11.41 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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