

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

**100 Priory Avenue, Hastings, TN34 1UL**  
**Guide Price £650,000 - £675,000 Freehold**



**\*\*\*GUIDE PRICE £650,000 - £675,000\*\*\*** Nestled on the desirable Priory Avenue in Hastings, this remarkable four-bedroom detached family home offers a perfect blend of modern living and coastal charm. With stunning sea views and a generous rear garden, this property is ideally located just a stone's throw from the picturesque Alexandra Park and a short stroll through Linton Gardens to Hastings Town Centre, where you can find the mainline railway station providing swift connections to London in just 90 minutes. As you approach the home, you are greeted by a gated driveway that provides off-road parking for multiple vehicles. The accommodation has been thoughtfully refurbished and remodelled across three spacious storeys, all benefiting from a bright southerly aspect that invites natural light throughout. Upon entering, you are welcomed into a bright and inviting entrance hall, complete with a convenient downstairs cloakroom. The living room, positioned at the front of the property, offers a cosy retreat, while the open-plan kitchen/diner at the rear is perfect for family gatherings, featuring contemporary units that provide ample storage and worktop space, along with room for a full dining table. The lower floor presents a versatile space ideal for dual accommodation, featuring one of the four bedrooms with double doors leading to the garden, a bathroom, an occasional bedroom or study, and an additional reception room. On the first floor, you will find three double bedrooms accompanied by a stylish shower room. The rear garden is a true highlight, boasting a patio area perfect for al-fresco dining, complemented by a generous expanse of lawn bordered by mature shrubs and trees. There is excellent potential to extend the property further, with the possibility of creating a fully self-contained annex, making it ideal for guests or as a source of rental income. This home is a rare find, offering both comfort and potential in a sought-after location.













**Floor 0**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

132.6 m<sup>2</sup>

1426 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

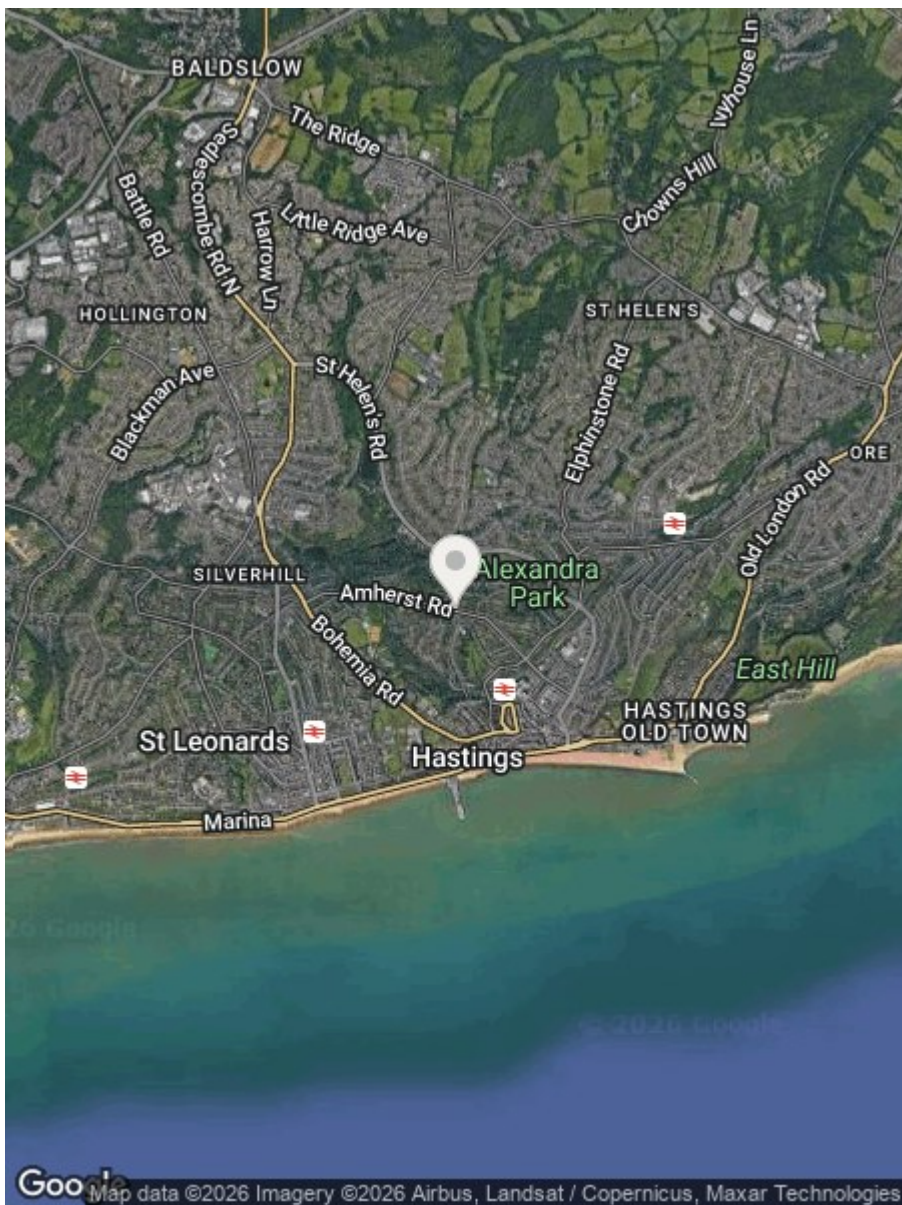
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**