



ESTATE AGENTS

Flat 1, 11, Priory Avenue, Hastings, TN34 1UH

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Price £300,000

**** GUIDE PRICE £300,000 to £325,000 ****

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE CHARACTERFUL SPACIOUS THREE BEDROOM GROUND FLOOR CONVERTED GARDEN FLAT, retaining a WEALTH OF ORIGINAL PERIOD FEATURES including 10ft HIGH CEILINGS with CORNICING, PICTURE RAIL'S and FIREPLACES.

The property benefits from plenty of PRIVATE OFF ROAD PARKING via an EXPANSIVE DRIVEWAY to the front and a completely PRIVATE WRAP AROUND GARDEN. A spacious entrance hall provides access to a DUAL ASPECT LOUNGE-DINING ROOM, separate KITCHEN-BREAKFAST ROOM leading to a conservatory, TWO IMPRESSIVE DOUBLE BEDROOMS and a lovely bathroom with bath and shower. To the lower floor there is an ADDITIONAL BEDROOM or optional reception area with a wc and a UTILITY CUPBOARD. The GARDEN is a real feature and extends off the back and wraps around the side elevation of this impressive building, having ample space for eating al-fresco, entertaining or enjoying a quiet moment. The garden offers a degree of tranquillity and benefits from mature plants, shrubs and Fig Tree.

Positioned on the outskirts of Hastings town centre, within walking distance to Linton Gardens and Alexandra Park, as well as Hastings mainline railway station with convenient links to London.

This converted GROUND FLOOR FLAT must be viewed to fully appreciate the convenient position and the quality of the well-proportioned accommodation on offer.

Viewing comes highly recommended, please call the owners agents now to arrange your appointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

ENTRANCE HALL

Exposed wooden floorboards, stairs descending to lower floor accommodation, wall mounted thermostat control for gas fired central heating, wall mounted entry phone system, 10' high ceiling with ceiling rose, cornicing and picture rail, radiator, picture window, doors to:

LIVING ROOM

17'9 into bay x 16' (5.41m into bay x 4.88m)

10' High ceilings with ornate cornicing, picture rail, ceiling rose, elegant marble fireplace, high skirting, television point, radiator, dual aspect room enjoying plenty of light with two double glazed windows to side elevation and a double glazed deep bay window to front elevation.

KITCHEN-BREAKFAST ROOM

15'1 x 11'8 (4.60m x 3.56m)

Exposed wooden floorboards, down lights, two radiators, light and airy room, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with extractor over, waist level combination oven and grill, microwave, integrated tall fridge freezer, integrated dishwasher, ample space for dining/ breakfast table, double glazed French doors to rear elevation with windows either side providing access and outlook onto the garden, door to side elevation opening into:

CONSERVATORY

9'7 x 9'2 (2.92m x 2.79m)

Part brick construction with polycarbonate roof and double glazed windows, radiator, tiled flooring, lovely light filled space with views onto the wrap around garden.

BEDROOM

18'1 narrowing to 14'5 x 12'11 (5.51m narrowing to 4.39m x 3.94m)

10' High ceilings with ornate cornicing, picture rail, ceiling rose, high skirting, double radiator, two double glazed windows to front aspect.

BEDROOM

19' into bay x 15'5 (5.79m into bay x 4.70m)

10' High ceilings with ornate cornicing, picture rail, ceiling rose, lovely fireplace, radiator, high skirting, double glazed bay window to side aspect.

BATHROOM

Large bath with chrome mixer tap, separate walk in shower with electric shower unit, pedestal wash hand basin, low level wc, part tiled walls, wall mounted cupboard concealed boiler, chrome ladder style heated towel rail, double glazed obscured glass window to side aspect.

LOWER FLOOR HALL

Tiled flooring, doors opening to:

UTILITY CUPBOARD

Space and plumbing for tumble dryer, tiled flooring, extractor for ventilation, lighting and kitchen worktop.

BEDROOM

18' max x 14' max (5.49m max x 4.27m max)

Wood laminate flooring, wall lighting, double glazed windows to rear and side elevations, leading to:

EN SUITE WC

Low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, double glazed window with obscured glass to side/ rear elevation.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles.

WRAP AROUND GARDEN

Stone patio abutting the property, providing ample space to sit out and eat al-fresco, outside water tap, direct access via the French doors in the kitchen. The garden does extend and wraps around the side elevation with some mature plants and shrubs, wooden shed and a building which could be utilised as a workshop. There is a further area of patio to the side via a wrought iron gate with pond and a further canopied patio area, hedged boundaries, Fig tree.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 107 years

Service Charge: £168 per month (£2016 per annum)

Ground Rent: Approximately £120 per annum.

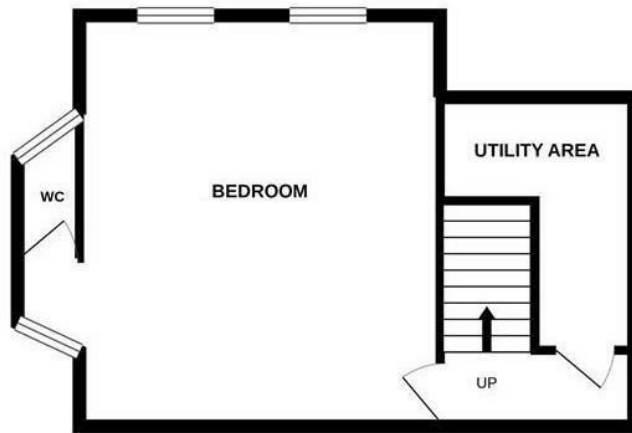
Council Tax Band: B



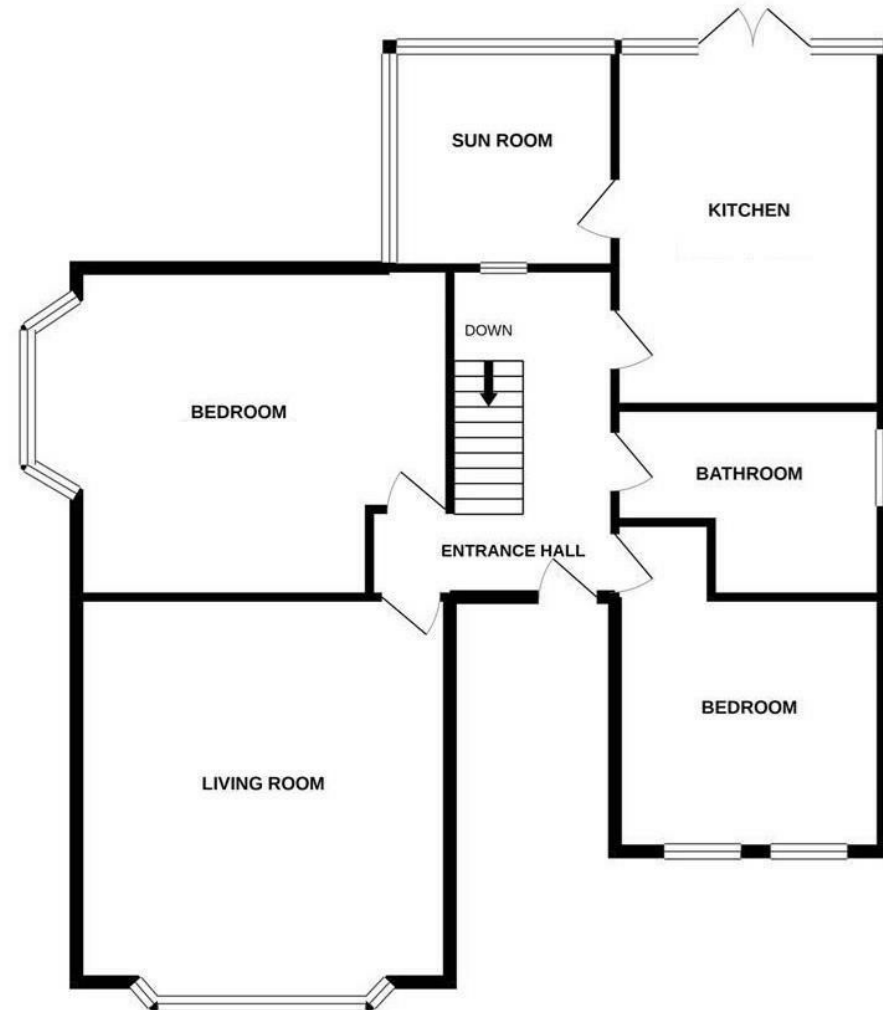




BASEMENT
411 sq.ft. (38.2 sq.m.) approx.



GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



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

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

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Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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