



OAKFIELD



Priory Road, Hastings, TN34 3JD  
Price Guide £180,000



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## Priory Road, Hastings, TN34 3JD

A well-presented two bedroom flat ideally located on the sought-after West Hill area of Hastings, offering convenient access to the town centre, mainline railway station and the historic Old Town.

The property features a bright and spacious lounge, providing plenty of natural light and an inviting space to relax or entertain. There is a good-sized main bedroom along with a second bedroom, ideal for guests, a home office or additional family accommodation. The lovely fitted kitchen enjoys elevated views across Hastings, creating a pleasant outlook while cooking and dining. The bathroom is fitted with a modern suite and benefits from a shower over the bath.

Situated in the popular West Hill location, the property offers easy access to the beautiful open green spaces of West Hill, known for its parkland, scenic walking routes and panoramic coastal views. West Hill also provides direct links down into the characterful streets of Hastings Old Town, famous for its independent shops, traditional pubs, seafood restaurants and the historic fishing quarter.





**Living Room**  
16'2" x 13'3" (4.93m x 4.04m)

**Kitchen**  
13'2 x 10'11 (4.01m x 3.33m)

**Bedroom One**  
13'9 x 11'3 (4.19m x 3.43m)

**Bedroom Two**  
8'1 x 6'7 (2.46m x 2.01m)

**Bathroom**  
7'10 x 6'11 (2.39m x 2.11m)

**Council Tax Band B - £1,986.55 Per Annum**

**Lease Information**

The seller advises that the property is offered as share of freehold and has approximately 125 years from the 14th of August 2015 on the lease. The maintenance along with the service charge is as and when and there is a building insurance fee of £286.66 Per Annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



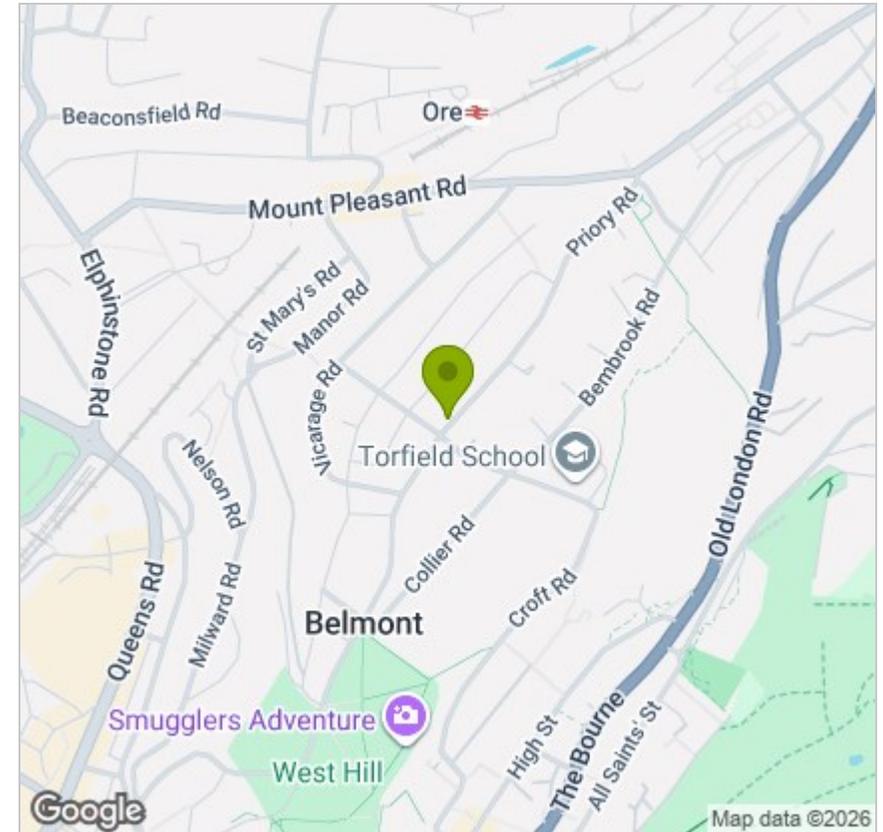
## Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

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	

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