



Wyatt  
Hughes  
Residential Sales

Priory Road  
Hastings, TN34 3JG

£129,950 Leasehold - Share of Freehold

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## Priory Road, Hastings, TN34 3JG

A well presented 1 bedroom ground floor flat located a short distance from Hastings town centre & historic Old Town, offering well-thought out and well-proportioned accommodation comprising entrance hall, kitchen/dining/sitting room, bedroom and modern shower room. The property benefits from gas central heating and replacement double glazed windows.

**Kitchen/Dining/Sitting Room:** UPVC double glazed window to the rear. Excellent ceiling height. Kitchen area fitted with contemporary range of base and wall units with laminate worktop over, inset with single bowl, single drainer stainless steel unit. Gas hob with Logik electric fan assisted oven below and chimney style extractor over. Metro tiled splashbacks. Space for under counter appliance. Wood effect laminate floor. Inset ceiling lights. Carpeted sitting/dining area with matching base unit with matching worktop. Ideal Independent gas combination boiler. TV point. BT point. Door to shower room.

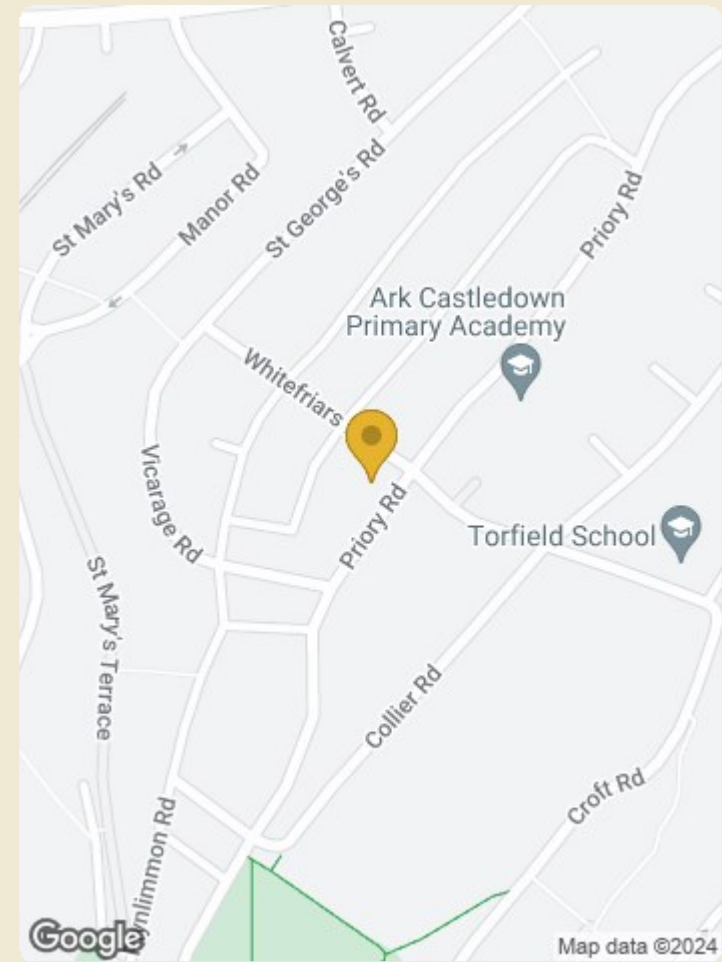
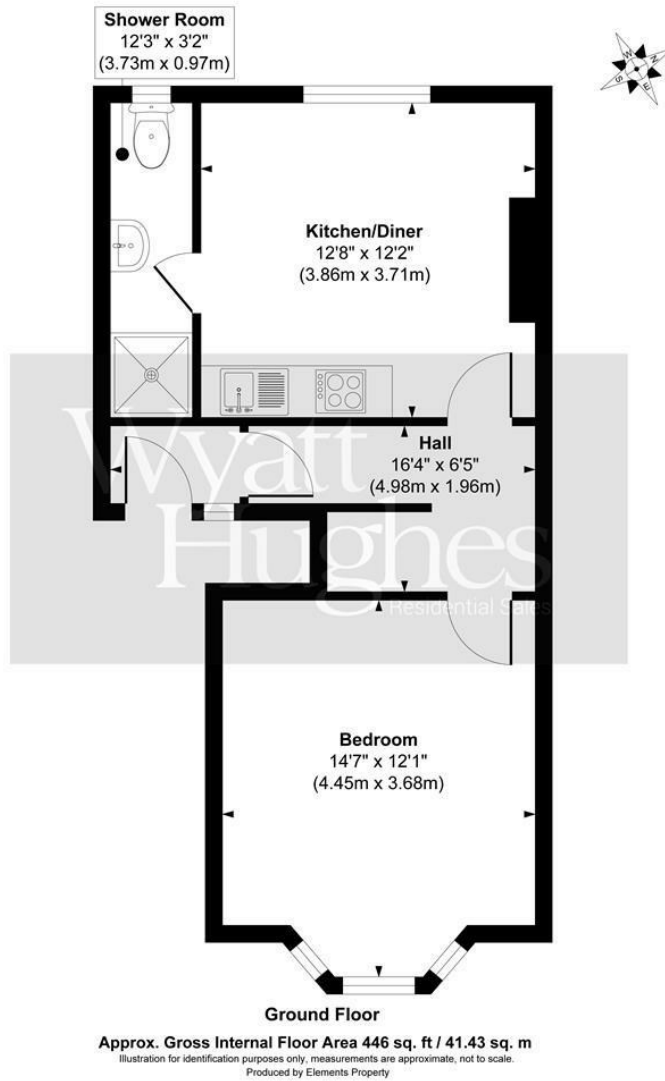
**Bedroom:** UPVC bay style double glazed window to the front. Excellent ceiling height. Inset ceiling lights, wall light points. TV point. BT point.

**Shower Room:** Part obscure glazed UPVC window to the rear. Fitted with contemporary white suite comprising WC, pedestal hand basin with tiled splashback and tiled shower cubicle with bi-fold glass door & Bristan shower. White ladder style heated towel rail. Vinyl floor. Inset ceiling lights, extractor.

**Services:** All main services are connected. Gas fired central heating.

- EPC B
- 1/4 Share Of Maintenance
- 86 Year Lease
- One Bed
- Modern Throughout
- Share Of Freehold
- £250PA Ground Rent
- Council Tax A
- Ground Floor
- Chain Free





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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

