



Epworth 16 Priory Road, Hastings, TN34 3JH

AN ATTRACTIVE FOUR BEDROOM, THREE RECEPTION ROOM SEMI DETACHED VICTORIAN HOUSE FAVOURABLY SITUATED WITHIN IMMEDIATE WALKING DISTANCE OF THE WEST HILL WITH ACCESS INTO THE HISTORIC OLD TOWN AND HASTINGS TOWN CENTRE WITH ITS' SHOPPING AND LEISURE FACILITIES, SEAFRONT AND MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides versatile and spacious accommodation over two floors to include a 15ft reception hall, a bay fronted living room, a separate dining room and a kitchen/breakfast room with walk-in utility and pantry. There is also a family room with wood burner which could be used as a study or fifth bedroom. From the first floor galleried landing, there are four double bedrooms, each with original fireplaces and a family bathroom with separate w.c.

Outside there is a 60ft lawned rear garden with vegetable garden, log store and workshop and further benefits include gas fired central heating, sash cord windows, exposed wooden flooring and original feature & ornate fireplaces to all principal rooms. The house retains many original features including corning and ceiling roses as well as a coloured leaded light hallway door. The West Hill is just 200 yards away as well as local amenities and schools close by. Viewing is considered essential with Charles & Co. to appreciate this wonderful family home in such a sought after location.

Offers in excess of £650,000

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- Bay Fronted Victorian House
- Favoured West Hill Location
- Exposed Wooden Flooring
- Viewing Considered Essential
- Four Bedrooms, Three Receptions
- Fireplaces to All Rooms
- 60ft Rear Garden
- 13'7 x 11'10 Kitchen/Breakfast Room
- Original Character Features
- 200 Yards to the West Hill

Entrance Vestibule

Reception Hall

15'6 x 10'9 max (4.72m x 3.28m max)

Living Room

17'11 x 12'4 (5.46m x 3.76m)

Dining Room

15'11 x 14'5 (4.85m x 4.39m)

Family Room

11'0 x 11'0 (3.35m x 3.35m)

Kitchen/Breakfast Room

13'7 x 11'10 (4.14m x 3.61m)

First Floor Galleried Landing

19'9 x 6'10 (6.02m x 2.08m)

Bedroom One

15'11 x 13'4 (4.85m x 4.06m)

Bedroom Two

15'0 x 12'5 (4.57m x 3.78m)

Bedroom Three

13'0 x 10'2 (3.96m x 3.10m)

Bedroom Four

12'0 x 12'0 (3.66m x 3.66m)

Bathroom

8'5 x 6'0 (2.57m x 1.83m)

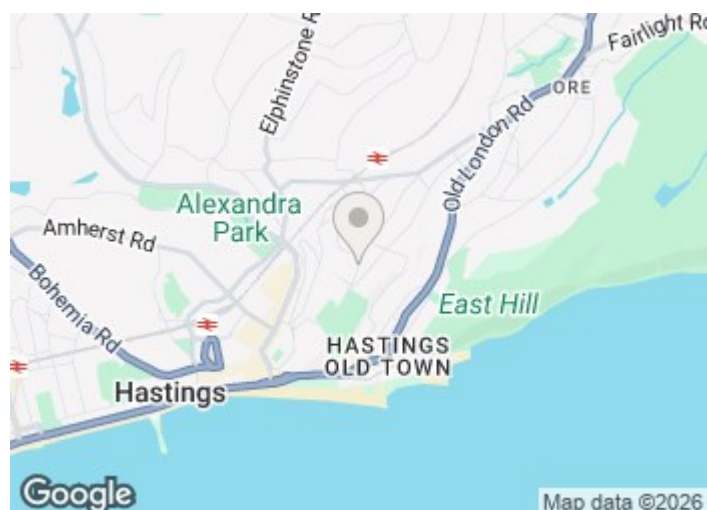
Separate W.C.

Outside

Front Garden

Rear Garden

60'0 x 39'0 (18.29m x 11.89m)

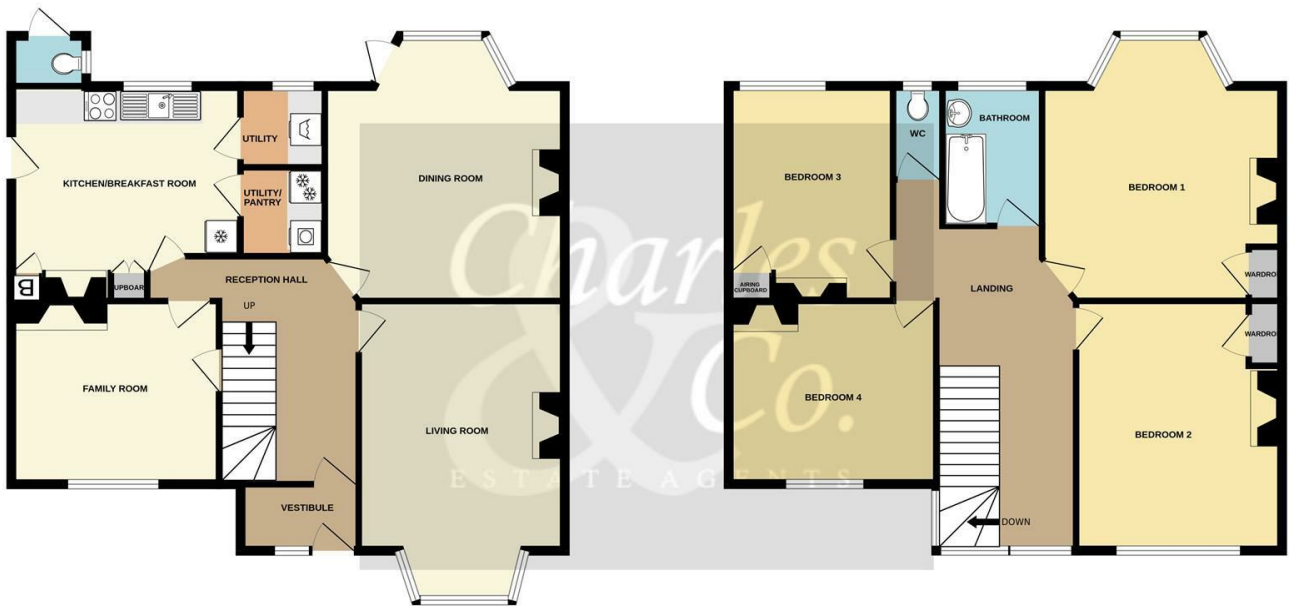




Floor Plan

GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.

1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 1766 sq.ft. (164.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	