



**Archers Court Stonestile Lane, Hastings TN35 4PG**

**welcome to**

**Archers Court Stonestile Lane,Hastings**

\*\*\*GUIDE PRICE £190,000-£200,000\*\*\*Fox & Sons are delighted to introduce this well presented two bedroom apartment occupying the entire floor and offering bright and spacious accommodation with stunning countryside views to the rear.



## Access Via

Communal Entrance into lobby and private front door from ground level into

## Entrance Hall

Doors off to the following;

## Living Room/kitchen

21' 3" max x 12' 10" ( 6.48m max x 3.91m )

Kitchen - modern range of wall and base units incorporating a gas hob, oven below, sink and drainer unit, cooker hood, integrated fridge/freezer, space for table and chairs.

Living Room - window to rear aspect and french doors with Juliette balcony enjoying stunning countryside views.

## Bedroom

16' 2" x 12' 10" ( 4.93m x 3.91m )

window to the side aspect, radiator and door into;

## En-Suite Shower Room

### Bedroom Two

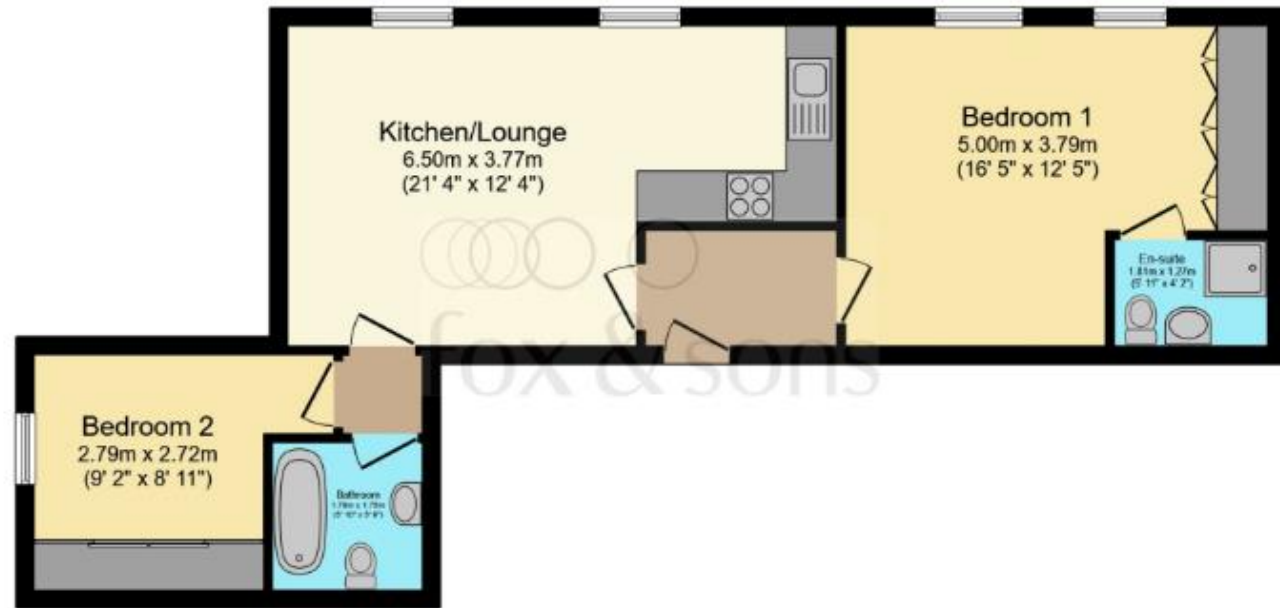
9' 1" x 6' 11" ( 2.77m x 2.11m )

Single glazed sash window to rear aspect, built in wardrobes and radiator

## Bathroom

fitted with a matching suite comprising of a panelled bath, low level, wash hand basin

## Allocated Parking Space



Total floor area 56.9 sq.m. (613 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/HAS118837](http://fox-and-sons.co.uk/Property/HAS118837)



welcome to

## Archers Court Stonestile Lane, Hastings

- Two Bedroom Apartment
- Open Plan Living Accommodation
- En-Suite to Master Bedroom
- Fitted Kitchen & Bathroom
- Allocated Parking Space

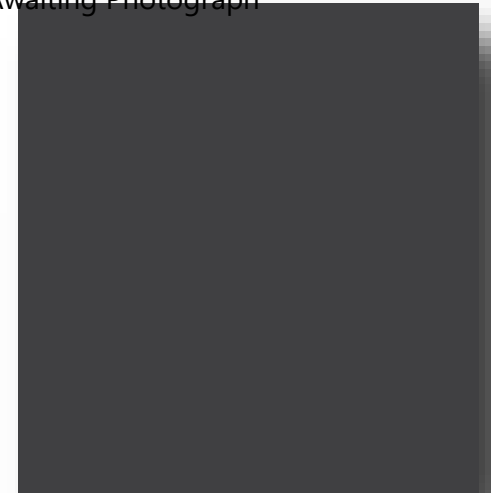
Tenure: Leasehold EPC Rating: E

guide price

**£180,000**



Awaiting Photograph



**view this property online** [fox-and-sons.co.uk/Property/HAS118837](https://fox-and-sons.co.uk/Property/HAS118837)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HAS118837 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)