



ESTATE AGENTS

**6 St Andrews Villas, Stonefield Road, Hastings, TN34
1PZ**

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Tel: 01424 839111

Price £260,000

Located in this highly sought-after TUCKED AWAY POSITION off of the road within Hastings town centre is this well-presented TWO BEDROOMED TERRACED HOUSE with PRIVATE AND SECLUDED REAR GARDEN.

Accommodation comprises an entrance hallway, LARGE OPEN PLAN LOUNGE-DINER, separate kitchen, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. To the rear of the property is a PRIVATE AND SECLUDED REAR GARDEN. Located just a short stroll from Queens Road with its range of shops bars and restaurants and within easy reach of Hastings town centre with its mainline railway station.

If you are looking for a property with secluded gardens in an extremely convenient and central location look no further than this STUNNING example considered an ideal first time purchase or buy to let investment and call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

SPACIOUS ENTRANCE HALLWAY

Storage cupboard housing wall mounted gas fired boiler, radiator, door to;

LOUNGE-DINER

17'8 narrowing to 9'5 x 19'4 narrowing to 9'7 (5.38m narrowing to 2.87m x 5.89m narrowing to 2.92m).

Large open plan space with stairs rising to first floor accommodation, double glazed sliding patio doors leading onto garden, two radiators, television point, archway to;

KITCHEN

9'4 x 7'10 (2.84m x 2.39m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel sink with mixer tap, space for fridge freezer, part tiled walls, opening to lounge.

FIRST FLOOR LANDING

Loft hatch, door to;

BEDROOM

14'2 x 9'9 (4.32m x 2.97m)

Double glazed window to rear aspect, radiator.

BEDROOM

9'8 x 9'3 (2.95m x 2.82m)

Velux windows with blackout blinds to side aspect, radiator.

BATHROOM

7'6 x 5'11 (2.29m x 1.80m)

Panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls, extractor fan.

REAR GARDEN

A particular feature of this property is its private and secluded rear garden with patio area leading onto an area of lawn, steps rising to a further area featuring a range of mature shrubs and plants.

TENURE

We have been advised of the following by the vendor;

Share of Freehold - transferrable with the sale of the property.

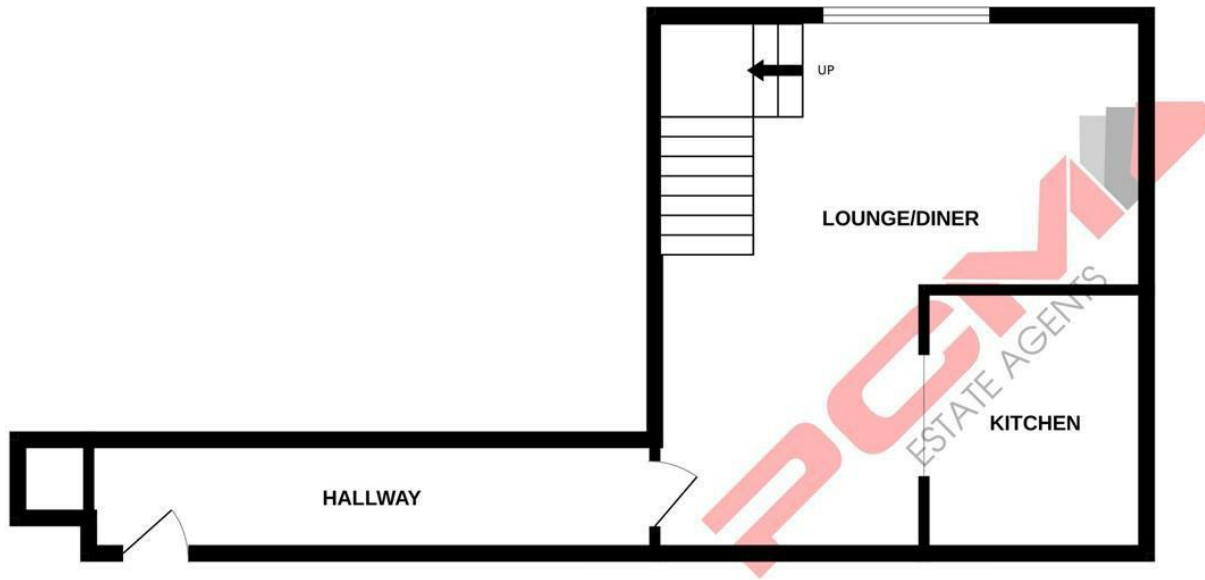
Lease: 965 years remaining.

Service Charge: £750.25 per annum approximately.

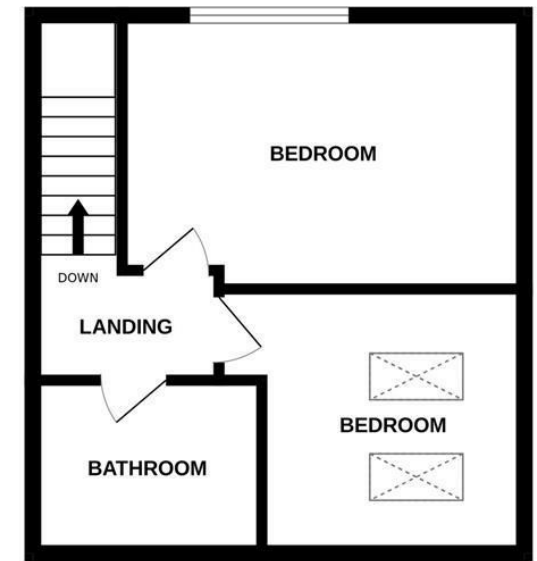
Ground Rent: Peppercorn



GROUND FLOOR



1ST FLOOR



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	72	
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	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.