



ESTATE AGENTS

**15, Stonefield Road, Hastings, TN34 1QF**

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**Price £264,000**

A spacious THREE DOUBLE BEDROOMED, THREE STOREY, MID TERRACED PERIOD HOUSE conveniently located in this highly sought-after road close to Hastings town centre, within easy reach of the seafront, Alexandra Park and Hastings train station. Offered to the market CHAIN FREE.

Benefitting from spacious and versatile accommodation over three floors with the lower floor comprising of a LOUNGE with double doors leading out to the rear courtyard, SEPARATE KITCHEN-BREAKFAST ROOM, ground floor hall with BEDROOM and large bathroom featuring a walk-in shower and corner bath, whilst to the first floor are TWO FURTHER DOUBLE BEDROOMS. Externally the property benefits from a private and secluded REAR GARDEN space.

Located in a popular area with boutique shops and cafes, and within walking distance of Hastings town centre, seafront, West Hill, Alexandra Park and Hastings historic Old Town. The property has double glazing and gas central heating. Huge potential as a family home or an investment rental property.

Viewing comes highly recommended by PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs to upper and lower floor accommodation, telephone point, radiator.

#### **BEDROOM**

11'3 x 9'9 (3.43m x 2.97m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

11'8 x 8'7 (3.56m x 2.62m)

Walk in shower with shower screen, separate corner bath with mixer tap and shower attachment, dual flush wc, wash hand basin, cupboard housing wall mounted gas fired boiler, radiator, obscured window to rear aspect.

#### **LOWER FLOOR HALL**

Into:

#### **LOUNGE**

13'7 max x 13'1 max (4.14m max x 3.99m max)

Double glazed sliding door to rear aspect leading out to the garden, radiator, telephone point, feature fire surround.

#### **KITCHEN-BREAKFAST ROOM**

13' max x 10'10 max (3.96m max x 3.30m max )

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, radiator, window to front aspect.

#### **FIRST FLOOR LANDING**

Door to:

#### **BEDROOM**

12'11 x 11'2 (3.94m x 3.40m)

Double glazed window to front aspect, radiator, built in storage cupboard with loft hatch.

#### **BEDROOM**

13' max x 10'9 max (3.96m max x 3.28m max)

Double glazed window to rear aspect, built in storage cupboard, radiator.

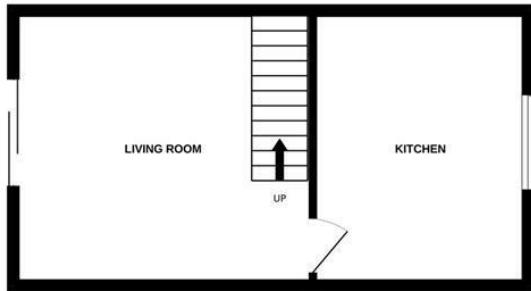
#### **REAR GARDEN**

Private and enclosed with fenced and walled boundaries, brick built storage shed, gate providing rear access.

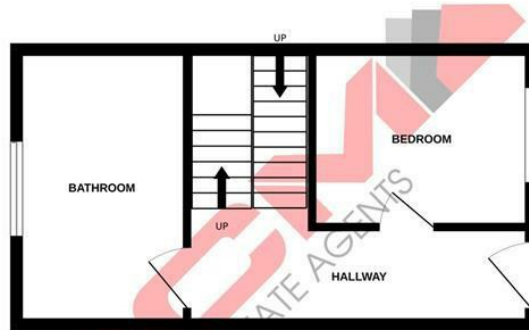
Council Tax Band: B



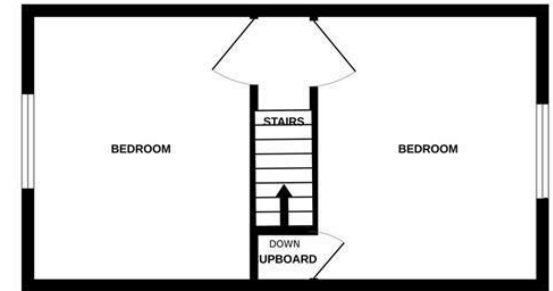
LOWER GROUND FLOOR



GROUND FLOOR



FIRST 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                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.