



**9 Hazel Court, Stonestile Lane, Hastings, TN35  
4PE**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £315,000**



An exciting opportunity has arisen to acquire this CHARMING TWO DOUBLE BEDROOM APARTMENT offering OUTSTANDING COUNTRYSIDE VIEWS and forming part of this ATTRACTIVE VICTORIAN COUNTRY RESIDENCE which has been sympathetically converted into apartments. Located on the outskirts of Hastings, enviably located within this SEMI-RURAL position, set within approximately 6 acres of IDYLLIC COMMUNAL GARDENS & GROUNDS (unverified).

This BEAUTIFUL APARTMENT is situated on the TOP FLOOR and offers FANTASTIC VIEWS from every room. Inside the accommodation is deceptively spacious and comprises a generous entrance hallway, landing, 18ft LIVING ROOM with WOOD BURNING STOVE, separate KITCHEN-BREAKFAST ROOM, TWO GENEROUS DOUBLE BEDROOMS, bathroom with bath and shower in addition to a SEPARATE WC.

The property also benefits from a SHARE OF FREEHOLD and a LENGTHY LEASE in addition to access to approximately 6 acres of COMMUNAL GARDENS AND GROUNDS which offer a range of countryside walks and wildlife.

This ATTRACTIVE PERIOD BUILDING, although situated in a semi-rural position, is conveniently located on the northern outskirts of Hastings and still within easy reach of Hastings Town Centre in addition to the A21 with its access to London.

If you are looking for a stunning period apartment within a sought-after location and having AMAZING VIEWS, look no further than this beautiful example and call PCM Estate Agents now to arrange your viewing and avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stairs rising to the first floor, private front door leading to:

#### **ENTRANCE HALL**

Window to front aspect, stairs leading to:

#### **LANDING**

Loft hatch providing access to a spacious loft that is partially boarded.

#### **LIVING ROOM**

18'1 max x 15' (5.51m max x 4.57m )

Fantastic light and airy room with bay window to rear aspect enjoying amazing countryside views, wood burning stove with stone hearth, fitted storage unit comprising cupboards and shelves set into recess, radiator.

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

14'1 x 8'6 (4.29m x 2.59m)

Comprising a range of eye and base level units with worksurfaces over, window to front aspect enjoying pleasant views over neighbouring fields, offering ample space for breakfast table and chairs, integrated hob with extractor above and oven below, space for fridge freezer,

space and plumbing for washing machine, space and plumbing for dishwasher, separate built in storage cupboard housing the consumer unit, radiator.

#### **BEDROOM**

17' x 14'7 (5.18m x 4.45m)

Dual aspect room with windows to rear and side aspects, both of which enjoying beautiful countryside views, two built in storage cupboards, one of which housing the boiler, and a radiator.

#### **BEDROOM**

18'10 max x 14'4 max (5.74m max x 4.37m max )

Bay window to rear aspect enjoying beautiful countryside views, built in storage cupboard, radiator.

#### **BATHROOM**

9'1 x 8'5 (2.77m x 2.57m)

Panelled bath with mixer tap and shower attachment, separate walk in shower, wc, wash hand basin, bidet, part tiled walls, window to front aspect enjoying pleasant views over neighbouring fields, radiator.

#### **SEPARATE WC**

Dual flush wc, wash hand basin, part tiled walls, window to front aspect enjoying pleasant views.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - 12th share transferrable with the sale.

Lease: 938 Years remaining.

Service Charge: £1920 per annum approximately.

#### **PARKING**

Communal parking on a first come first serves basis.

#### **COMMUNAL GARDENS AND GROUNDS**

There are approximately 6 acres of gardens with formal lawned areas and wooded paths. There are many large well-established trees, some of them specimen trees. There is a Giant Redwood and a large Podocarpus which is 2.5 meters in girth. There are three Japanese trees below the lawn Chamaecyparis pisifera (Savara Cypress), Thujopsis Dolabrata (Hiba Tree) and Chamaecyparis Pisifera (Savara Cypress). The planting includes several species of ferns and wild flowers including native bluebells, wood anemones, pink campion, foxgloves and enchaters nightshade in the Spring. There are well established rhododendrons and camellias that bring colour and scent in the Spring and early Summer. In the summer moths offer hydrangea, fuchsia and crocosmia to name a few. There is a pond providing a habitat for frogs and toads. The herons are frequently seen visiting the garden and the view from the main reception room often captures the buzzards that live in this area. There are also often sightings of badgers and foxes and occasionally deer can be seen in the paddock below the house.







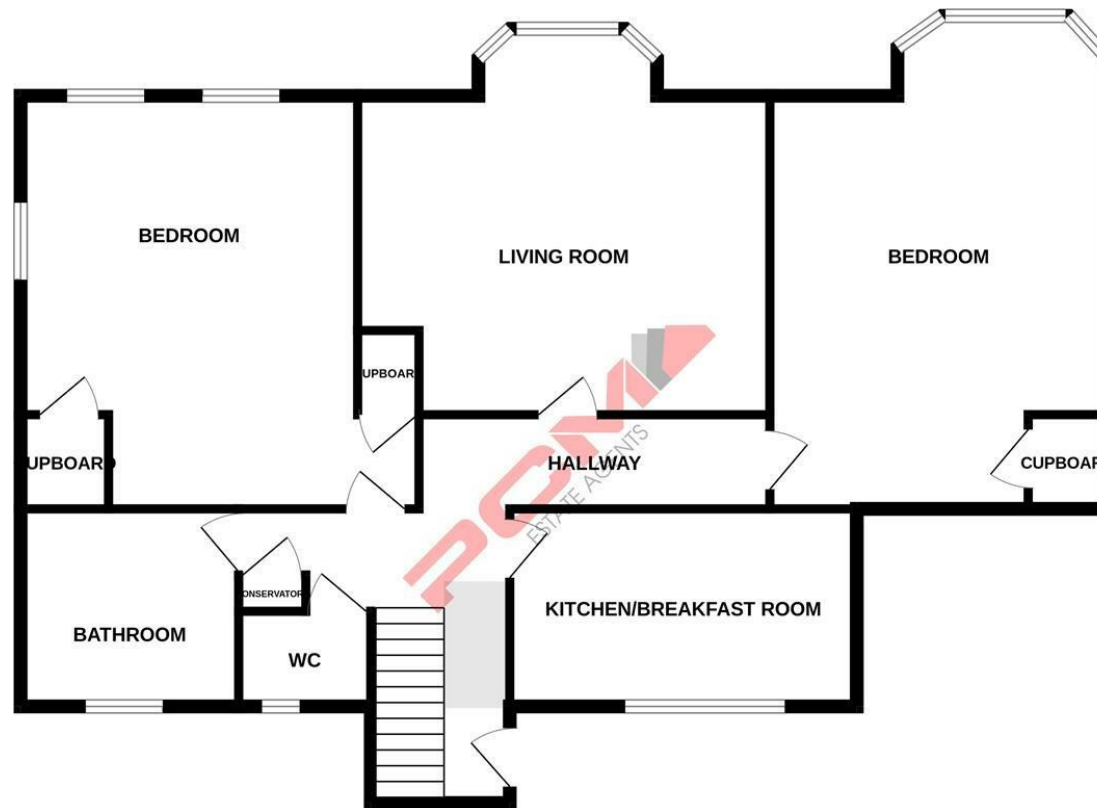








## GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.