



ESTATE AGENTS

2, Lords Lane, Hastings, TN35 5EB

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Price £240,000

****AUCTION GUIDE PRICE £240,000 - £250,000 PLUS FEES****

The property is to be offered online by Clive Emson Auctioneers on 11 December 2025

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

This THREE BEDROOM DETACHED HOUSE located in this RARELY AVAILABLE PRIVATE ROAD towards the northern outskirt of Hastings, offered to the market CHAIN FREE. The property occupies a GENEROUS PLOT with a LARGE FRONTAGE set back from the road with OFF ROAD PARKING, GARAGE and a GENEROUS FRONT GARDEN offering huge potential, in addition to a PRIVATE GARDEN to the rear.

Inside, the accommodation comprises an entrance hallway, lounge, kitchen, SUN ROOM, BEDROOM and a bathroom, whilst to the first floor are TWO FURTHER BEDROOMS.

Considered an EXCITING OPPORTUNITY for those looking for a property to improve.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, under stairs storage area, radiator.

LIVING ROOM

18' max x 9'11 max (5.49m max x 3.02m max)

Triple aspect room with windows to both side and rear aspects, feature fireplace, two radiators, door to:

KITCHEN

10'9 x 10'1 (3.28m x 3.07m)

In need of refurbishment and comprising a range of eye and base level units

with worksurfaces over, four ring gas hob with extractor above and oven below, inset sink with mixer tap, window to side aspect, door to:

SUN ROOM

Radiator, windows to both side and rear aspects, double doors leading out to the garden.

BEDROOM

10'2 x 10' (3.10m x 3.05m)

Windows to front and side aspects, radiator.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, window to front aspect, radiator and boiler.

FIRST FLOOR LANDING

Leading to:

BEDROOM

10'9 x 10'2 (3.28m x 3.10m)

Window to rear aspect, radiator, feature fire surround.

BEDROOM

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

L shaped room with window to front aspect, radiator.

REAR GARDEN

Private and enclosed, in need of cultivation.

OUTSIDE - FRONT

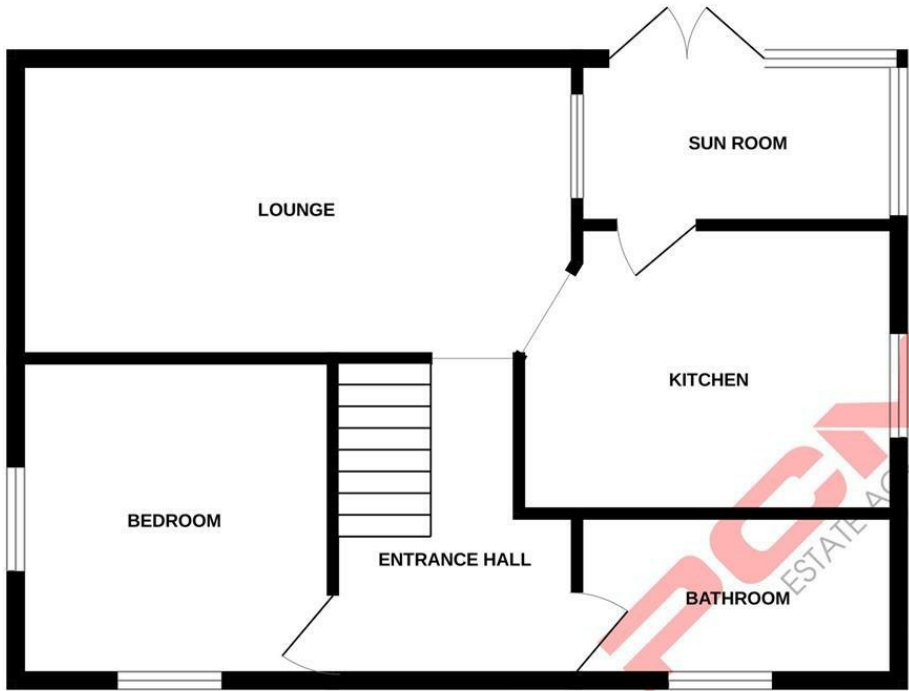
The property enjoys a large frontage set back from the road with double gates leading to a driveway, large front garden in need of cultivation however offering huge potential.

GARAGE

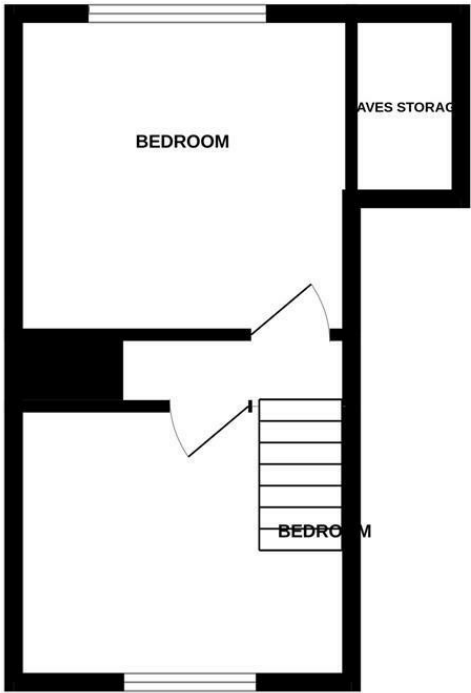
Council Tax Band: D



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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