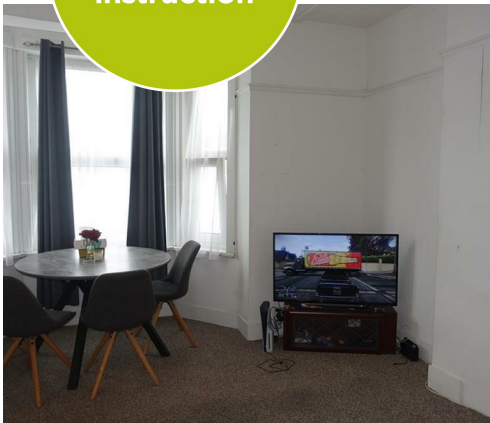




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Queens Road, Hastings, TN34 1RP

Freehold | Investment - Let | 3 Bedrooms

A freehold building comprising of three one bedroom flats, all of which are currently let and achieving an annual gross income of £26,700. The property is centrally located in Hastings and is within walking distance of the train station, town centre and seafront. An ideal freehold investment for those looking to increase their portfolio.

FOR SALE
FREEHOLD
£395,000

Location

Queens Road is centrally located in the town of Hastings, with the train station being approximately half a mile away. Also within walking distance is the town centre, Morrisons Superstore as well as the local College (East Sussex College). Hastings beach is also within walking distance, perfect for those summer days.

Tenancy Schedule

Ground Floor Flat:
Rented at £675 pcm
EPC Rating: E

First Floor Flat:
Rented at £700pcm
EPC Rating: E

Second Floor Flat:
Rented at £850pcm
EPC Rating: D

Ground Floor Flat

Accessed from Queens Road. Main door to inner hall.

Inner Hall 4'11" x 2'9" (1.50m x 0.84m)

2nd door to main hallway.

Hallway 21'4" x 3' (6.50m x 0.91m)

Pendant light and carpet.

Lounge Diner 15'4" incl bay x 12'10" (4.67m incl bay x 3.91m)

Feature fireplace, double glazed bay window to Queens Road, pendant light, power points and carpet.

Bedroom 12'7" x 10'1" (3.84m x 3.07m)

Built-in double wardrobe, pendant light, power points, electric wall-mounted heater and double glazed window to courtyard garden. Carpet.

Kitchen 9'2" x 8'8" (2.79m x 2.64m)

Wall cupboards, base units, stainless steel sink, space for tall fridge freezer, plumbing for washing machine, built-in electric hob and oven. Spot lights, power points and electric wall mounted heater. Wood effect vinyl. Double glazed window and door to courtyard garden.

Bathroom 5'7" x 5'4" (1.70m x 1.63m)

Bath with mixer taps, basin, panelled walls, tile effect vinyl, ceiling light and opaque single glazed window to rear.

Separate WC 4'11" x 2'9" (1.50m x 0.84m)

WC, opaque single glazed window to courtyard garden, ceiling light and wood effect vinyl.

Courtyard garden 23'10" x 7'5" (7.26m x 2.26m)

Artificial grass and gated access from Stonefield Road.

1st Floor Flat

Accessed from Stonefield Road.

Entrance Hall

Window to the side aspect, worktop with space and plumbing under for washing machine.

Bathroom 9'0" x 5'5" (2.76 x 1.66)

Bath with shower over, basin, toilet and double glazed window with obscured glazing. Vinyl flooring and heater.

Bedroom 12'9" x 10'4" (3.91 x 3.15)

Two built in wardrobes with hanging shelving space. Window to the rear aspect, powerpoints and ceiling light.

Lounge Diner 15'10" x 10'4" into bay window (4.85 x 3.15 into bay window)

Bay window to the front aspect. Carpet, ceiling light and powerpoints.

Kitchen 11'6" x 5'10" (3.53 x 1.78)

Fitted with a range of wall and floor units, sink with drainer and oven and hob. Window to the front aspect.

2nd Floor Flat

Accessed from Stonefield Road. Steps to main entrance leading to communal hallway.

Hall

Private door leads into small hall area with stairs up to flat.

Landing 8' x 5'9" (2.44m x 1.75m)

Pendant light, power point, smoke alarm, carpet, stairs down to door leading out to communal hallway.

Lounge Diner 16'1" incl bay x 10'3" (4.90m incl bay x 3.12m)

Double glazed bay window to Queens Road, radiator, pendant light, power points and carpet. Opens into kitchen.

Kitchen 9'7" x 5'9" (2.92m x 1.75m)

Wall cupboards, base units, built-in electric hob with extractor hood and oven, space for fridge, wall mounted Valliant Boiler, ceiling light, power points, plumbing for washing machine, double glazed window to Queens Road. Wood effect vinyl.

Bedroom 12'11" x 10'4" (3.94m x 3.15m)

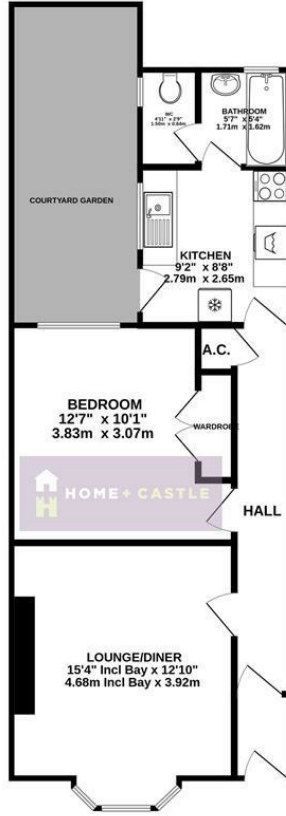
Built-in wardrobes x 2, pendant light, power points, radiator, carpet and double glazed window to Stonefield Road.

Bathroom 7'10" x 5'9" (2.39m x 1.75m)

Bath with screen and shower riser kit, basin, WC, part tiled walls, storage cupboard, ladder style chrome radiator, ceiling light, vinyl and opaque double glazed window to Stonefield Road.

Floor Plan

GROUND FLOOR
552 sq. ft. (51.2 sq.m.) approx.

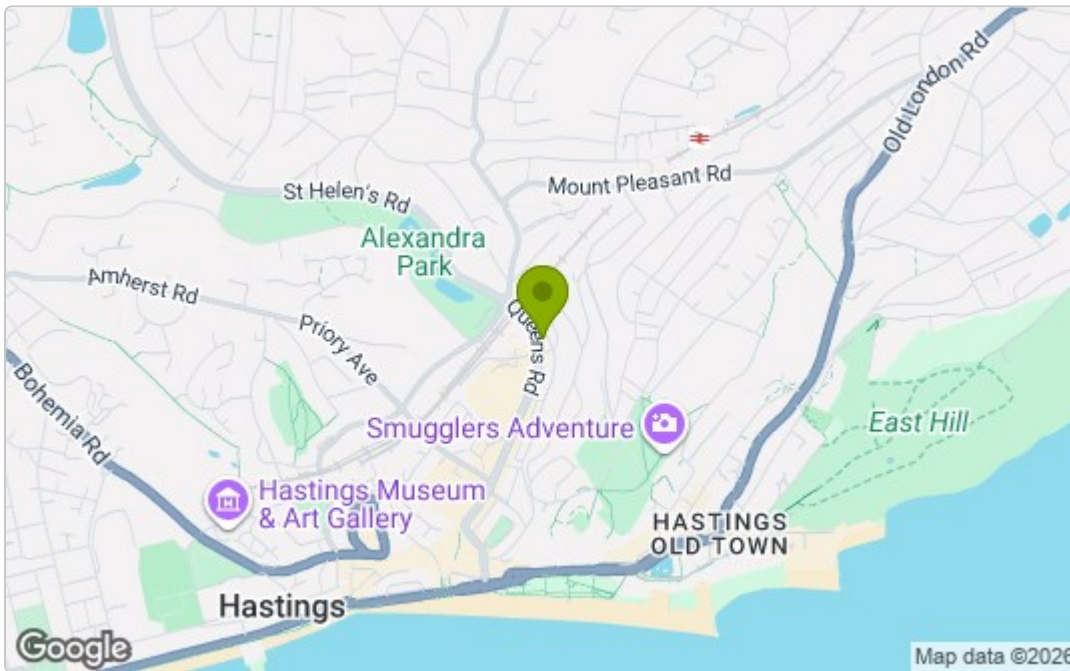


1 BEDROOM GROUND FLOOR FLAT

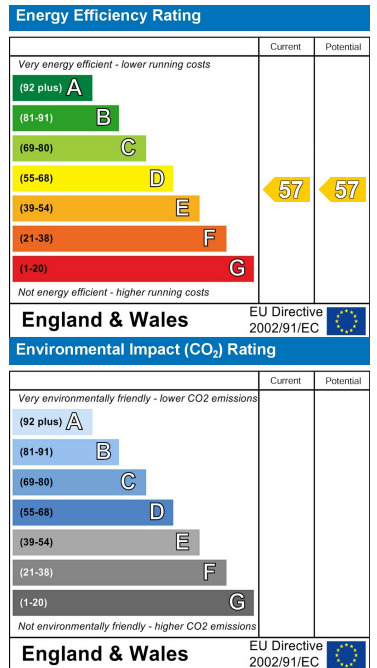
TOTAL FLOOR AREA: 552 sq. ft. (51.2 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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