



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to welcome to the market this BEAUTIFULLY PRESENTED THREE BEDROOM VICTORIAN TERRACED HOME, ideally positioned on the outskirts of Hastings Town Centre. Perfectly placed within easy reach of the vibrant Queens Quarter, an array of local amenities, and the town centre itself with a mainline railway station offering convenient links to London and the seafront, this property offers the best of both convenience and character.

Upon entering, you are greeted by a welcoming vestibule leading through to an elegant entrance hall. The ground floor offers a BAY FRONTED LIVING ROOM which connects seamlessly to a SEPARATE DINING ROOM ideal for entertaining, a MODERN WELL EQUIPPED KITCHEN-BREAKFAST ROOM and a convenient GROUND FLOOR WC.

The first floor hosts THREE WELL PROPORTIONED BEDROOMS and a beautifully appointed family bathroom. Throughout, the home effortlessly blends CHARACTER with MODERN COMFORTS such as gas-fired central heating via column-style radiators and double-glazed windows.

Externally, the property features a delightful SPLIT LEVEL COURTYARD GARDEN, offering a low maintenance yet inviting outdoor space perfect for relaxing or al fresco dining.

This is a truly charming home that must be viewed to fully appreciate the quality of accommodation and the superb, convenient location on offer.

WOODEN PARTIALLY GLAZED FRONT DOOR

With coloured glass leaded light inserts opening to:

ENTRANCE HALL

A welcoming space with a column style radiator, coconut matting, wood flooring, area for hanging coats, elegant staircase rising to upper floor accommodation, under stairs recessed area, telephone point, doors opening to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin, wood flooring, wall mounted consumer unit for electrics, extractor fan for ventilation.

LIVING ROOM

15'11 into bay x 12'2 (4.85m into bay x 3.71m)

Double glazed replacement sash bay window to front aspect, column style radiator, television point, wood flooring, recessed shelving, open plan to:

DINING ROOM

12'4 x 10'1 (3.76m x 3.07m)

Wood flooring, column style radiator, double glazed window with views down into the lower courtyard.

KITCHEN-BREAKFAST ROOM

18'5 x 8'2 (5.61m x 2.49m)

Modern and built with a matching range of eye and base level cupboards and drawers, fitted with soft close hinges and having solid wood worktops and tiled splashbacks, four ring AEG hob with fitted cooker hood over and a waist level electric fan assisted oven, ceramic Belfast one & ½ bowl sink with moulded drainer into the wooden worktop, space for tall fridge freezer, integrated dishwasher, continuation of the wood flooring, column style radiator, down lights, ample space for breakfast table, lots of practical storage, under cupboard lighting, inset down lights, double glazed window and French doors having views and opening onto the lower courtyard.

FIRST FLOOR LANDING

Exposed wooden floorboards, loft hatch providing access to loft space with pull down ladder, built in storage.

BEDROOM

15'6 x 12' (4.72m x 3.66m)

Exposed wooden floorboards, column style radiator, two double glazed replacement sash windows to front aspect.

BEDROOM

11'5 x 9'8 (3.48m x 2.95m)

Exposed wooden floorboards, column style radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

9'7 x 9'1 (2.92m x 2.77m)

Exposed wooden floorboards, column style radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, down lights, double glazed opaque glass window to side aspect.

COURTYARD

Terraced and enjoying plenty of sunshine throughout the day, stone patio, ample space for bistro style table and chairs to soak in the afternoon sunshine, eat al-fresco or have a quiet coffee. Upper courtyard area, again offering ample space for a bistro style table and chairs, offering a lovely area for potted plants, raised planting bed, outside lighting, water tap and access to:

UTILITY CUPBOARD

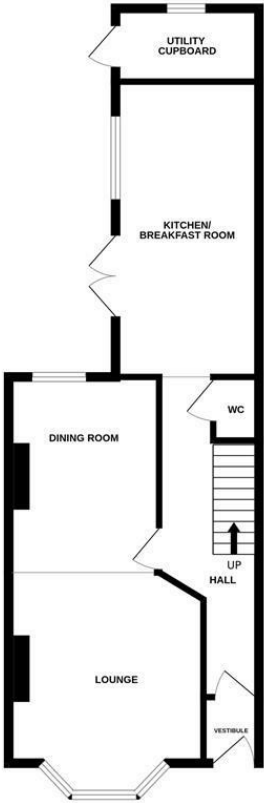
10'4 x 3'7 (3.15m x 1.09m)

Radiator, space and plumbing for washing machine, wall mounted boiler, storage cupboard, window to rear aspect, door to side aspect.

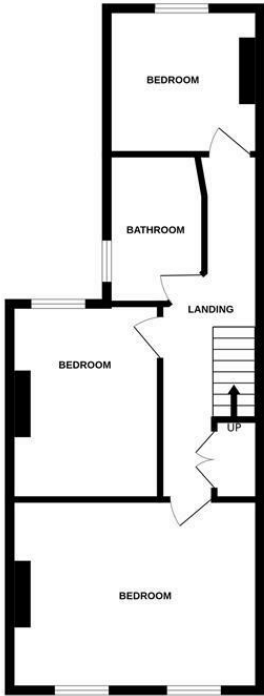
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



While 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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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.

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		
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	