



ESTATE AGENTS

23, Fairstone Close, Hastings, TN35 5EZ

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Offers In Excess Of £240,000

PCM Estate Agents present to the market an opportunity to secure this THREE BEDROOM SEMI-DETACHED FAMILY HOME with GARAGE, offering EXCELLENT POTENTIAL for modernisation and improvement throughout.

The property provides well-proportioned accommodation arranged over two floors comprising an entrance hall, lounge, DINING ROOM, kitchen, first floor landing, THREE BEDROOMS; two of which are good sized doubles, and a family bathroom. Externally the property benefits from FRONT AND REAR GARDENS requiring cultivation, together with a GARAGE located in a nearby block with up and over door. The property offers fantastic scope to create a superb family home.

Situated in this quiet cul-de-ac on the outskirts of Hastings, conveniently positioned within easy reach of Hastings Country Park, local amenities in Ore Village and a selection of popular schooling establishments.

Early viewing is highly recommended to fully appreciate the potential on offer, please contact the owners agents to arrange your viewing and avoid disappointment.

AGENTS NOTE

The vendor has advised that the property will be Sold As Seen.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, wall mounted thermostat, door to:

LOUNGE

13'9 x 10'9 (4.19m x 3.28m)

Radiator, brick feature fireplace surround, double glazed window to front aspect, archway to:

DINING ROOM

10'5 x 9'1 (3.18m x 2.77m)

Radiator, double glazed window to rear aspect overlooking the garden, further opening to:

KITCHEN

10'7 x 8'9 (3.23m x 2.67m)

Comprising a range of eye and base level units, four ring gas hob with extractor above and electric oven beneath, space and plumbing for washing machine, space for tall fridge freezer, inset one & ½ bowl stainless steel sink with mixer tap, cupboard housing wall mounted gas boiler, frosted double glazed door to side aspect opening to the rear garden, double glazed window having views over the rear garden.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect, airing cupboard housing hot water tank and shelving above, doors to:

BEDROOM

12'1 x 10'5 (3.68m x 3.18m)

Built in wardrobes with hanging space and additional shelving above, radiator, double glazed window to rear aspect.

BEDROOM

12'5 x 9'9 (3.78m x 2.97m)

Radiator, double glazed window to front aspect.

BEDROOM

7'8 max narrowing to 6'6 x 7'2 (2.34m max narrowing to 1.98m x 2.18m)

Radiator, double glazed window to front aspect.

FAMILY BATHROOM

Comprising a bath with mixer tap, electric shower over, wash hand basin, dual flush wc, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

In need of cultivation, having a range of established mature trees and shrubs, steps leading to the front door, side gated access to rear garden.

REAR GARDEN

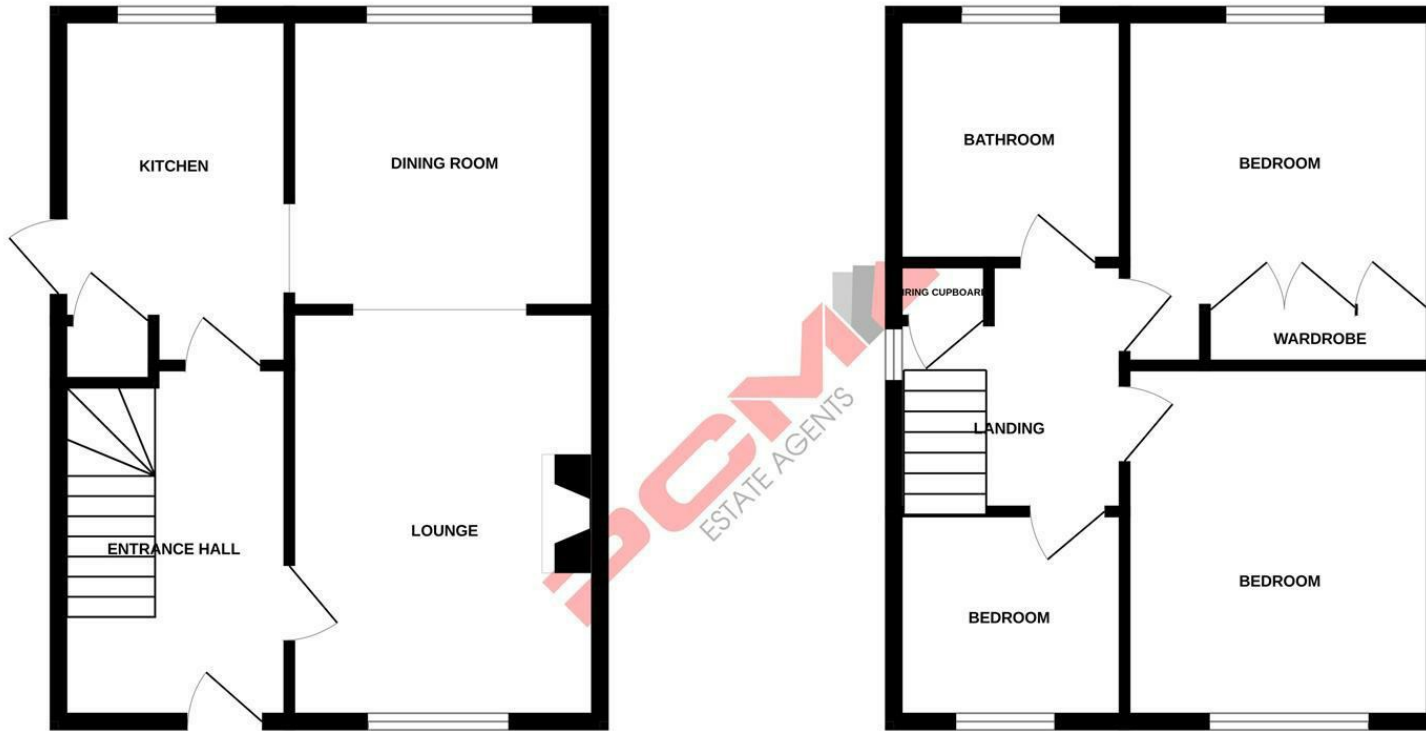
In need of cultivation, with a large area of patio leading to an area of lawn.

GARAGE

Located in a block with up and over door.

Council Tax Band: C





TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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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 | |