



ESTATE AGENTS

**23, Stonefield Road, Hastings, TN34 1QF**

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**Price £220,000**

PCM Estate Agents offer to the market CHAIN FREE an opportunity to secure this TWO BEDROOM OLDER STYLE TERRACED HOUSE, positioned on this sought-after street within the Queens Quarter of Hastings. The property is within walking distance of local amenities, Priory Meadow shopping centre, Hastings mainline railway station, the seafront and promenade, as well as being within easy reach of Hastings Old Town.

This property offers modern comforts including gas fired central heating and double glazing. Accommodation is arranged over two floors comprising a LOINGE-DINER, kitchen and downstairs bathroom, whilst to the first floor there are TWO DOUBLE BEDROOMS. The property also has a LOW-MAINTENANCE COURTYARD STYLE GARDEN, being a real SUN TRAP and paved, ideal for table and chairs to eat al-fresco.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **GATED ACCESS**

Via a small alleyway, with door leading to:

#### **LOUNGE-DINING ROOM**

23'7 max x 10'7 max (7.19m max x 3.23m max )

Laminate flooring, double glazed windows to front and rear aspects, two radiators, stairs rising to upper floor accommodation, two fireplaces, opening to:

#### **KITCHEN**

10'4 max x 6'max (3.15m max x 1.83mmax)

Laminate flooring, part tiled surround, fitted with a range of eye and base level cupboards, inset sink, space for cooker with cooker hood over, space for fridge freezer, cupboard housing the boiler, double glazed window to side and double glazed door providing access to the garden, door leading to:

#### **BATHROOM**

5'8 x 4'6 (1.73m x 1.37m)

Vinyl flooring, pedestal sink, wc, panelled bath with shower attachment, part tiled surround, radiator, extractor fan, frosted double glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

Leading to:

#### **BEDROOM**

12'4 x 8'6 (3.76m x 2.59m)

Double glazed window to rear aspect, radiator, storage cupboard.

#### **BEDROOM**

12'8 max x 11'4 max (3.86m max x 3.45m max )

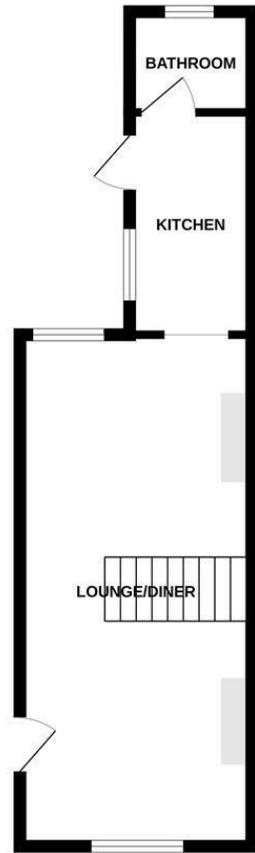
Double glazed window to front aspect, radiator.

#### **REAR GARDEN**

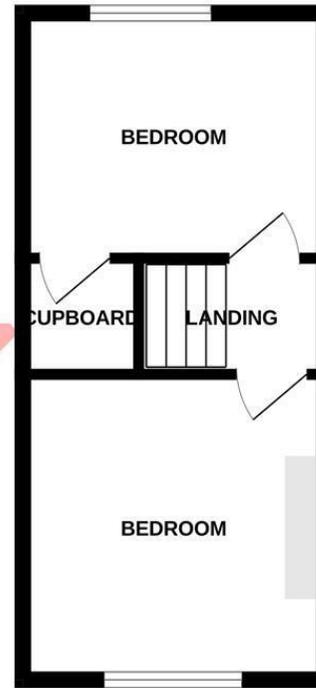
Paved area, offering a sunny aspect with fenced surround, access to an old coal shed, rear gated access.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	