



ESTATE AGENTS

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Price £250,000

PCM Estate Agents welcome to the market an opportunity to purchase CHAIN FREE this VICTORIAN BAY FRONTED THREE BEDROOM HOUSE, conveniently positioned on the outskirts of Hastings town centre, just a short stroll from the town centre itself, the seafront, promenade and Hastings Old Town.

The property is IN NEED OF REFURBISHMENT throughout and offers well-proportioned accommodation over two floors comprising a vestibule onto entrance hall, BAY FRONTED LIVING ROOM, separate DINING ROOM, kitchen, ground floor bathroom, upstairs landing, THREE DOUBLE BEDROOMS and a WC. The property does have gas fired heating and double glazed windows.

This RED BRICK VICTORIAN TERRACED PROPERTY offers potential for improvement and is situated on a SUPERB ROAD on the outskirts of Hastings town centre.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

High ceilings with cornicing, dado rail. further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, dado rail, wall mounted thermostat control for gas fired central heating, under recessed area, two radiators, wall mounted consumer unit for the electrics, doors to:

LOUNGE

14'6 into bay x 12'3 (4.42m into bay x 3.73m)

High ceilings with cornicing, radiator, fireplace, television point, double glazed bay window to front aspect.

SEPARATE DINING ROOM

11'8 x 9'9 (3.56m x 2.97m)

High ceilings, coving, double radiator, double glazed window to rear aspect.

KITCHEN

12'6 max x 10' max narrowing to 8' (3.81m max x 3.05m max narrowing to 2.44m)

Fitted with a matching range of eye sand base level cupboards with worksurfaces over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, four ring gas hob with oven below, wall mounted boiler, part tiled walls, double glazed window to side aspect, doorway to:

REAR LOBBY

Radiator, space and plumbing for washing machine, double glazed window and door to side aspect opening onto the lower courtyard, door to:

DOWNSTAIRS BATHROOM

Panelled bath with mixer tsp, pedestal wash hand basin, dual flush low level wc, double radiator, single radiator, extractor fan for ventilation, double glazed window with obscured glass to side aspect.

FIRST FLOOR LANDING

Cupboard over the stairs offering ample storage space.

BEDROOM

15'7 max x 14'5 max narrowing to 12'1 (4.75m max x 4.39m max narrowing to 3.68m)

High ceiling with cornicing, double radiator, double glazed bay window to front aspect, further double glazed window to front aspect.

BEDROOM

12'4 x 10' (3.76m x 3.05m)

Built in cupboard, radiator, double glazed window to rear aspect.

BEDROOM

11'4 x 9'4 (3.45m x 2.84m)

Radiator, double glazed window to rear aspect.

WC

Low level wc, radiator, window to side aspect.

REAR GARDEN

In need of cultivation and overgrown with a lower courtyard, steps up to the main section of garden, which is currently not accessible.





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		
(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	