



ESTATE AGENTS

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Price £275,000

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

The property is IN NEED OF REFURBISHMENT and offers well-proportioned accommodation arranged over two floors comprising a vestibule leading to the entrance hall, BAY FRONTED LIVING ROOM, separate DINING ROOM, kitchen, UTILITY, first floor landing, THREE BEDROOMS and a family bathroom. To the rear, the property benefits from a COURTYARD GARDEN with an additional raised area of lawn, which currently has no access.

This VICTORIAN TERRACED PROPERTY offers excellent POTENTIAL FOR IMPROVEMENT and situated on a superb road on the outskirts of the town centre.

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

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Further door to:

ENTRANCE HALL

Radiator, wall mounted consumer unit, cornicing, under stairs storage cupboard with shelving space, additional storage under the stairs, door opening to:

LOUNGE

14'4 max into bay x 11'6 (4.37m max into bay x 3.51m)

Picture rail, ceiling rose, radiator, double glazed bay window to front aspect.

DINING ROOM

11'7 x 9'5 (3.53m x 2.87m)

Picture rail, ceiling cornicing and rose, radiator, single glazed window to rear aspect.

KITCHEN

12'2 x 9'2 (3.71m x 2.79m)

In need of modernisation but comprising a range of eye and base level units,

space and plumbing for washing machine, space for tumble dryer, space for freestanding cooker, inset sink with mixer tap, wall mounted gas boiler, part tiled walls, single glazed window to side aspect, opening to:

UTILITY

9'4 x 6'7 (2.84m x 2.01m)

Space for tall fridge freezer, radiator, single glazed window to side aspect, door opening to the rear courtyard garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

15'1 max x 14'4 max into bay (4.60m max x 4.37m max into bay)

Radiator, double glazed window to front aspect, separate double glazed bay window to front aspect.

BEDROOM

11'7 x 9'5 (3.53m x 2.87m)

Feature fireplace, wardrobe built into alcove with hanging space and shelving above, radiator, single glazed window to rear aspect.

BEDROOM

11'9 max narrowing to 8'3 x 9'2 max (3.58m max narrowing to 2.51m x 2.79m max)

Original feature fireplace, radiator, single glazed window to rear aspect.

FAMILY BATHROOM

Bath with mixer tap and shower attachment, wash hand basin, high flush wc, radiator, frosted single glazed window to side aspect.

OUTSIDE - FRONT

Steps rising to the private front door, small area of front garden, walled boundaries.

OUTSIDE - REAR

There is an area of courtyard garden which would lead to a further area of lawn, in need of cultivation.

AGENTS NOTE

There is currently no access to the top section of garden as there are currently no steps in place.

Council Tax Band: B



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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			80
(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	

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.