PCM ESTATE AGENTS

23, Stonefield Road, Hastings, TN34 1QF

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Price £215,000

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:

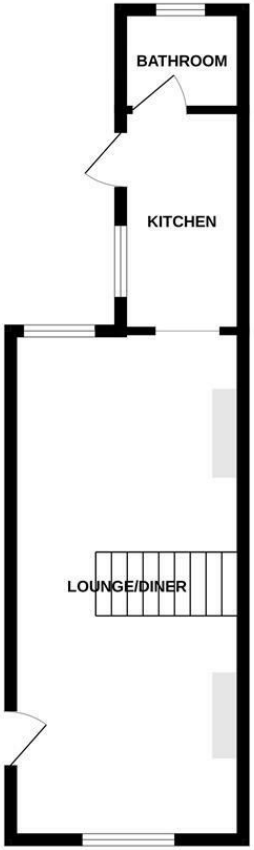
BEDROOM
12'4 x 8'6 (3.76m x 2.59m)
Double glazed window to rear aspect, radiator, storage cupboard.

BEDROOM
12'8 max x 11'4 max (3.86m max x 3.45m max)
Double glazed window to front aspect, radiator.

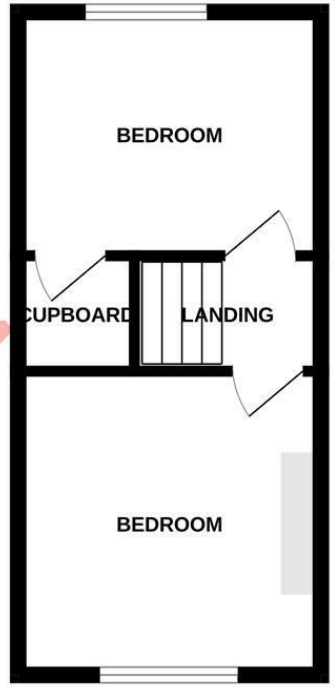
REAR GARDEN
Paved area, offering a sunny aspect with fenced surround, access to an old coal shed, rear gated access.

Council Tax Band: A

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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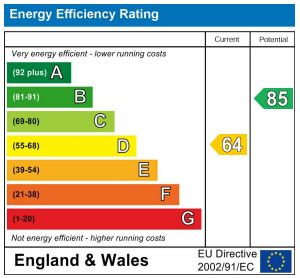

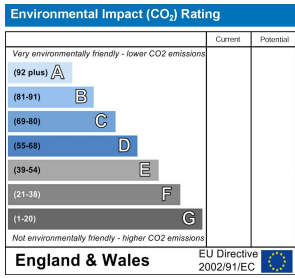

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.