



## 2 bed terraced house to buy in

Stonefield Road, Hastings, East Sussex,  
TN34 1QF

**£175,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Period Cottage In The Queens Quarter Area Of Hastings
- ✓ Good Decorative Order
- ✓ Well-Proportioned Kitchen/Dining Room & Sitting Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A period cottage situated in the Queens Quarters area of Hastings, offering an opportunity to create a charming home or smart investment. The property is in good decorative order throughout and presents a genuine blank canvas for investors or buyers looking to put their own stamp on a home.

Leading off from the entrance lobby is the sitting room and a surprisingly well-proportioned kitchen/dining room, which opens onto a separate utility room that holds the gas boiler. Upstairs are two generous sized bedrooms and the well appointed family bathroom.

Situated on the borders of the Town Centre and the West Hill area of Hastings, makes the property well-placed for everyday convenience, with supermarkets, Alexandra Park, and local transport links all within easy reach. The seafront and Hastings Old Town is also just a short stroll away.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Terraced House

Parking: Permit Parking

Year built: 1832

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

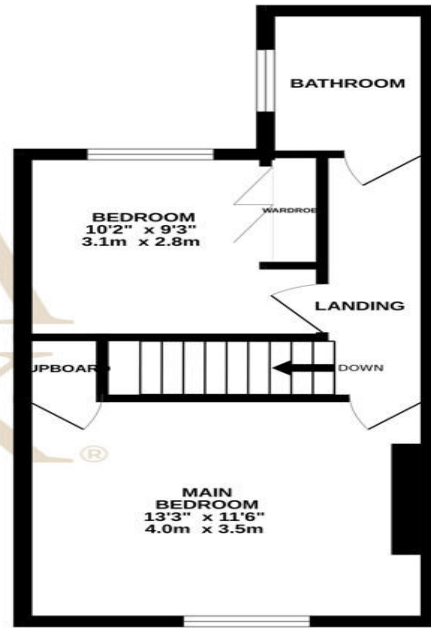
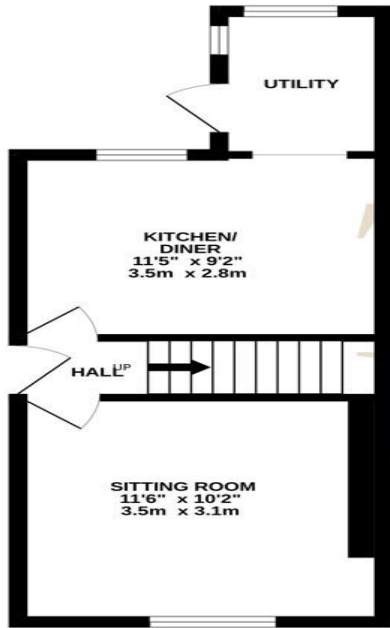
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Stonefield Road, Hastings, East Sussex, TN34 1QF

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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