



38 Stonefield Road, Hastings, East Sussex, TN34 1QF

SOLD AT AUCTION

A TWO BEDROOM TERRACED HOUSE, SITUATED WITHIN IMMEDIATE WALKING DISTANCE OF HASTINGS TOWN CENTRE WITH ITS SHOPPING & LEISURE FACILITIES AS WELL AS THE SEA FRONT, ALEXANDRA PARK, LOCAL BUS SERVICES, ACCESS ONTO THE WEST HILL AND HASTINGS MAINLINE RAILWAY STATION CONNECTING TO LONDON.

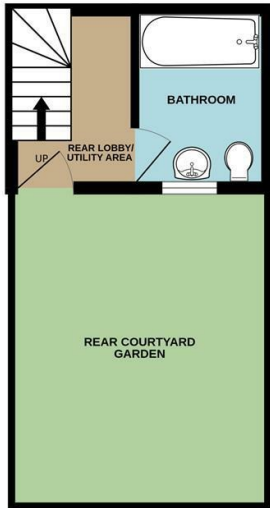
The property provides accommodation arranged over three floors to include a 11'7 x 11'7 lounge, a 9'8 x 9'2 kitchen, two bedrooms to the first floor with fitted wardrobes to bedroom one and at garden level there is an 8'0 x 6'7 bathroom/w.c and a separate utility area. There is also a small enclosed courtyard garden which enjoys a westerly aspect.

The house is in need of updating and remedial work including damp and roof work (report available on request) and the property is to be sold CHAIN FREE. Viewing strictly by appointment with Charles & Co. or their appointed Auctioneers Clive Emson 0345 8500333 or cliveemson.co.uk

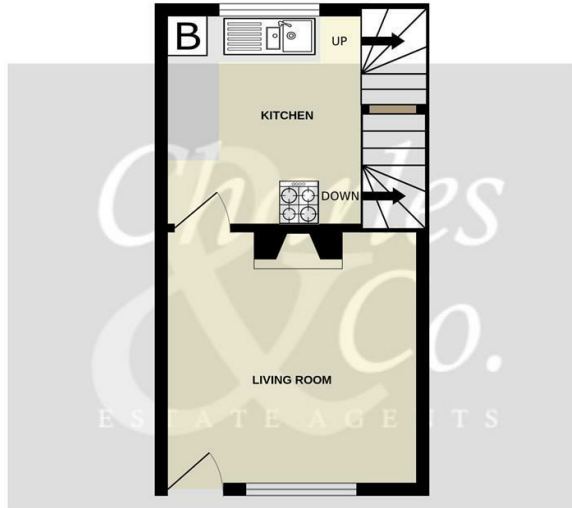
- Two Bedroom Terraced House
- Popular Town Centre Location
- Accommodation Over Three Floors
- Enclosed Rear Courtyard Garden
- In Need of Modernisation
- Ideal First Home or Investment
- To be Sold CHAIN FREE

£160,000

GARDEN LEVEL
92 sq.ft. (8.5 sq.m.) approx.



GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

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