



76 Pine Avenue, Hastings, TN34 3PR

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW WHICH HAS BEEN RECENTLY REFURBISHED TO PROVIDE COMFORTABLE LIVING SPACE AND BENEFITS FROM A 320sq ft. OPEN PLAN KITCHEN/LIVING ROOM WITH BUILT-IN APPLIANCES, A CONTEMPORARY FAMILY BATHROOM/W.C. AS WELL AS A 63ft DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES, A GARAGE WITH FRONT & REAR ELECTRIC DOORS AND LAWNED REAR GARDENS. EARLY POSSESSION AVAILABLE AS THE OWNERS ARE SELLING CHAIN FREE.

The property is ideally situated close to The Ridge and Ore Village as well as local schools and bus services with mainline trains at Ore Village and Hastings town centre. The accommodation includes an impressive dual aspect 19'4 x 17'6 open plan Living Room/Kitchen with built-in appliances, built-in double wardrobes to Bedrooms One & Two with a fitted wardrobe cupboard to Bedroom Three.

Outside, there is a long driveway which extends across the full width of the bungalow to provide off road parking for several vehicles and a Garage which has twin electric doors allowing vehicles/machinery or garden furniture to be taken straight through to the rear Garden. The gardens are laid to lawn and include a 26ft wide x 12ft deep hardstanding for a Summerhouse or Workshop. Further benefits include gas fired central heating, solar panels generating approximately £700p.a., double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Charles & Co. and an early inspection is encouraged.

Price £360,000

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- Three Bedroom Detached Bungalow
- Open Plan Kitchen/Living Room
- Built-in Wardrobes to Bedrooms
- Lawned Rear Gardens. CHAIN FREE
- Nicely Refurbished Throughout
- Built-in Appliances to Kitchen
- 63ft Driveway & Ample Parking
- Close to The Ridge & Ore Village
- Contemporary Bathroom/w.c.
- Garage with twin Electric Doors

Entrance Porch

Entrance Hall

Open Plan Kitchen/Living Room

19'4 x 17'6 max (5.89m x 5.33m max)

Bedroom One

13'5 x 11'3 (4.09m x 3.43m)

Bedroom Two

11'6 x 9'3 (3.51m x 2.82m)

Bedroom Three

11'6 x 6'0 (3.51m x 1.83m)

Bathroom/W.C

7'6 x 6'7 (2.29m x 2.01m)

Outside

Front Garden

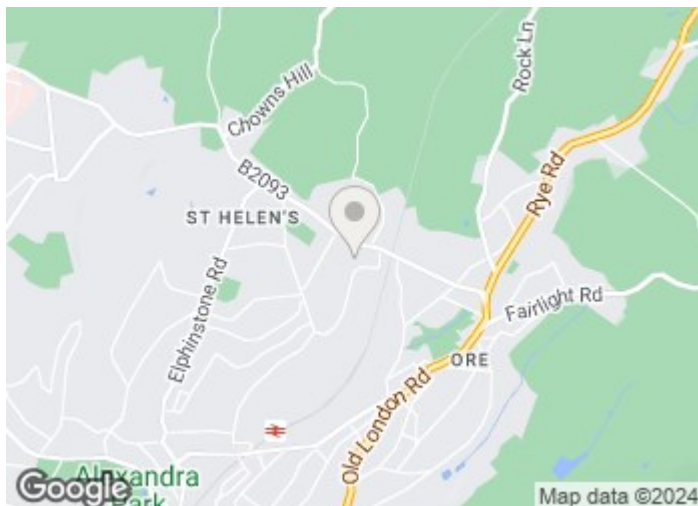
Driveway

63'0 (19.20m)

Garage

16'11 x 7'8 (5.16m x 2.34m)

Rear Garden





Floor Plan

GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	