



**PCMA**  
ESTATE AGENTS

**Tree Tops 20, Park Wood Road, Hastings, TN34 2RW**

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**Offers In Excess Of £450,000**

PCM Estate Agents are delighted to present to the market a RARE OPPORTUNITY to secure this DETACHED THREE BEDROOMED BUNGALOW occupying a VERY LARGE PLOT with PARK LIKE GARDENS on this incredibly sought-after PRIVATE ROAD in Hastings.

Whilst the property is in need of modernisation it offers a lot of POTENTIAL OR POSSIBLY EVEN DEVELOPMENT subject to relevant planning and building consents. Currently the accommodation is arranged with an entrance porch providing access to a hallway, lounge, DINING ROOM, kitchen, SUN ROOM, THREE BEDROOMS and a bathroom. The main feature of this DETACHED PROPERTY is its EXPANSIVE REAR GARDEN with space on the side elevation to potentially build off the side or off the back subject to planning and building consents.

This is a really good opportunity for someone to create a really beautiful family home on a commanding road. Please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening onto;

#### **PORCH**

Double glazed window to front aspect, light and further pattern glass door to;

#### **ENTRANCE HALL**

Radiator, storage cupboard housing consumer unit for the electrics, further cupboard housing boiler, wall mounted thermostat control for gas fired central heating, wood laminate flooring, loft hatch providing access to loft space, telephone point, door to open plan lounge-dining room.

#### **LOUNGE AREA**

18'3 x 10'4 (5.56m x 3.15m)

Fireplace, coving to ceiling, television point, radiator, double aspect room with double glazed window to side and double glazed sliding patio door to rear garden allowing for a pleasant outlook and access to the garden, archway to;

#### **DINING ROOM**

10'2 x 9'2 (3.10m x 2.79m)

Coving to ceiling, radiator, triple aspect room with two double glazed windows to both side aspects and double glazed window to front aspect.

#### **KITCHEN**

9'9 x 8'3 (2.97m x 2.51m)

Part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge, separate freezer, door opening to;

#### **SUN ROOM**

7'9 x 7' (2.36m x 2.13m)

Double glazed windows to both side and rear elevations, double glazed French doors opening to garden.

#### **BEDROOM ONE**

11'9 x 11'6 (3.58m x 3.51m)

Wood laminate flooring, fitted with a range of bedroom furniture incorporating wardrobes, bedside tables and dressing table, radiator, double glazed windows to side and front aspects.

#### **BEDROOM TWO**

11'3 x 9'7 (3.43m x 2.92m)

Picture rail, radiator, built in wardrobes, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM THREE**

7'8 x 6'4 (2.34m x 1.93m)

Picture rail, wood laminate flooring, built in cupboard, double glazed window to front aspect.

#### **SHOWER ROOM**

Walk in shower enclosure with shower, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, ladder style heated towel rail, double glazed pattern glass window to rear aspect.

#### **OUTSIDE - FRONT**

Lawned area with central pathway to front door, driveway located to the side providing off road parking for two-three vehicles and well-planted with flowering shrubs and flowers, gated access to;

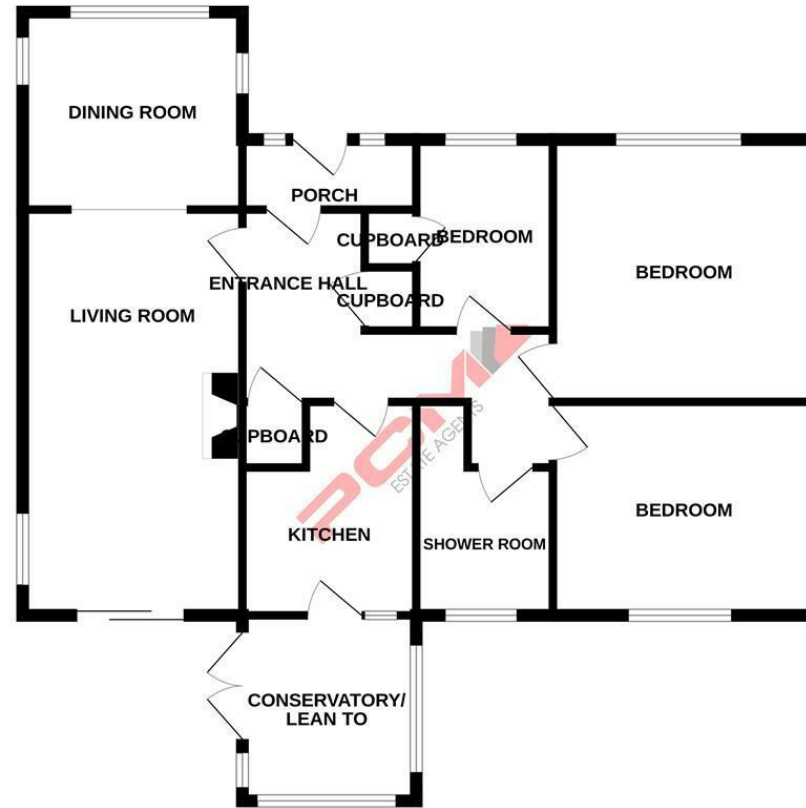
#### **REAR GARDEN**

Exceptionally large with a stone patio abutting the property, space down the side elevation large enough to build a garage subject to relevant planning or building consents or to erect a car port, two wooden sheds, summer house, hedged boundaries.

Council Tax Band: D



# GROUND 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	