



ESTATE AGENTS

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Offers In Excess Of £200,000

PCM Estate Agents are delighted to offer for sale a rare opportunity to purchase this ONE BEDROOM SEMI DETACHED BUNGALOW with CONSERVATORY, located in the popular BLACKLANDS REGION of Hastings within easy reach of Hastings Town Centre and Alexandra Park.

The property is offered to the market CHAIN FREE and offers accommodation comprising entrance hallway, lounge, kitchen, conservatory, one bedroom and a shower room. Externally the property occupies a corner plot with GARDENS TO THE FRONT AND SIDE, mainly laid to lawn with a patio area ideal for seating.

The property is located close to local public transport including Ore Railway Station, bus routes and local amenities.

Please call the owners agents now to book your appointment to view.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALLWAY

Hatch providing access to loft space.

LOUNGE

11'10 x 9'7 (3.61m x 2.92m)

Built in storage cupboards, radiator, television point, double doors opening to:

CONSERVATORY

12'8 x 9'6 (3.86m x 2.90m)

Double glazed windows to front and side aspects overlooking the garden, telephone point.

KITCHEN

7'11 x 5'7 (2.41m x 1.70m)

Comprising a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with extractor above and oven below, under cabinet space for appliance, wall mounted gas fired boiler, stainless steel inset sink with mixer tap, part tiled walls, double glazed windows to rear aspect.

BEDROOM

11'11 max x 8'5 max (3.63m max x 2.57m max)

Return door to lounge, double glazed window to front aspect, television point, radiator.

SHOWER ROOM

Walk in shower with shower screen, dual flush wc, wash hand basin with storage set below, ladder style radiator, part tiled walls, extractor fan, double glazed obscure glass window to side aspect.

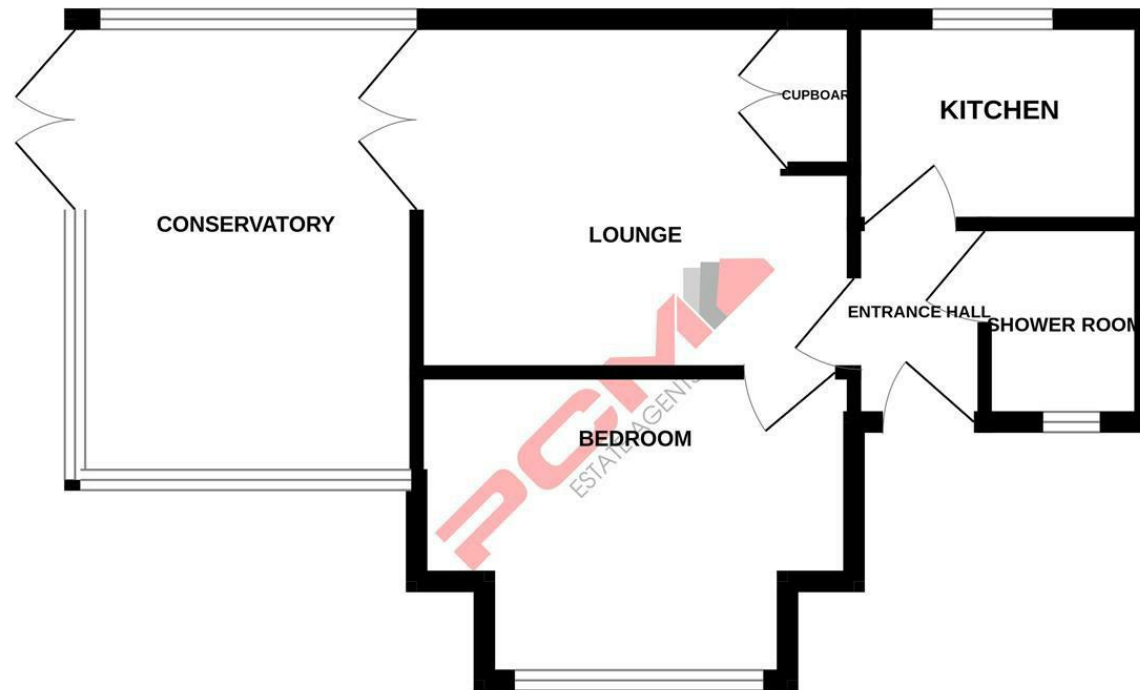
GARDEN

The majority of the garden is to the front and side of the property, The garden is mainly laid to lawn with a range of mature shrubs, patio area ideal for seating and entertaining.

Council Tax Band: A



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

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