



ESTATE AGENTS

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Guide Price £280,000

GUIDE PRICE £280,000 to £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED TWO BEDROOM BUNGALOW offered to the market CHAIN FREE and conveniently located on this incredibly sought-after road positioned on the outskirts of the Blacklands region of Hastings. Benefitting from a LARGE DRIVEWAY and a GOOD SIZED GARDEN.

Inside, the property offers modern comforts including gas fired central heating and double glazing. Accommodation comprises a spacious entrance hall providing access to a BAY FRONTED LIVING ROOM, kitchen-diner, TWO BEDROOMS and a SHOWER ROOM. The bungalow does need some modernisation in areas and would make a lovely home for those looking to potentially downsize into a superb area of the town.

Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

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Leading to

ENTRANCE HALL

Radiator, wall mounted thermostat control for gas fired central heating, loft hatch providing access to loft space, wall mounted security alarm pad, door to:

LIVING ROOM

16'3 x 11' (4.95m x 3.35m)

Television point, radiator, double glazed bay window to front aspect.

KITCHEN-DINING ROOM

11'3 x 9'9 (3.43m x 2.97m)

Part tiled walls, radiator, large cupboard offering ample storage space and housing the consumer unit for the electrics, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit, space and plumbing for washing machine, space for under counter fridge, wall mounted boiler, double glazed window to rear aspect with views onto the garden, double glazed door opening to side providing access to:

SIDE PORCH

Timber framed and leading to side passage with gated access to the front and opening up onto the main garden at the rear.

BEDROOM ONE

12'9 x 10'6 (3.89m x 3.20m)

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

BEDROOM TWO

10'7 x 7' (3.23m x 2.13m)

Radiator, double glazed window to front aspect.

SHOWER ROOM

Tiled walls, radiator, corner shower enclosure with electric shower, low level wc, vanity enclosed wash hand basin with storage set beneath and chrome mixer tap, airing cupboard, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Lawned front garden with driveway to the side, off road parking for multiple vehicles, gate leading to side passage with further access to the rear garden.

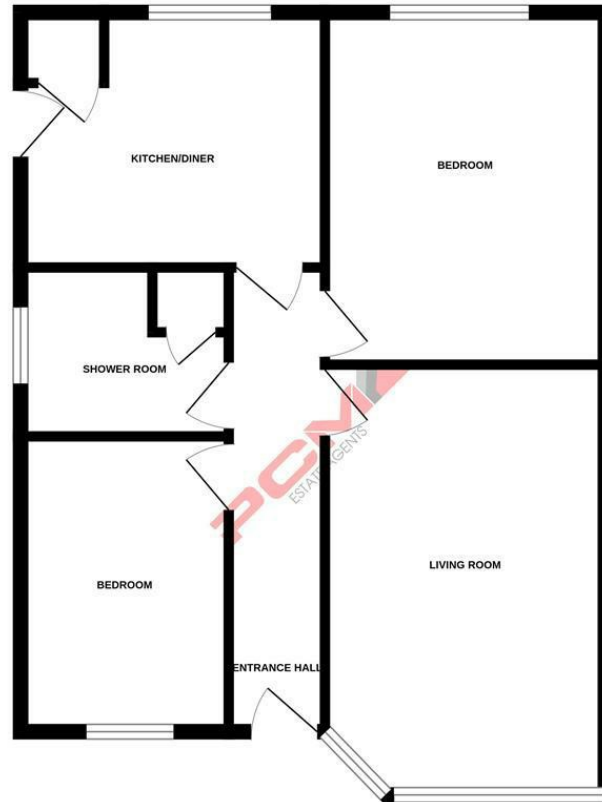
REAR GARDEN

Stone paved patio abutting the property, few steps up onto the main section of garden with hand-rail, area being laid to lawn with planted borders.

Council Tax Band: B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	