



ESTATE AGENTS

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Offers In Excess Of £340,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented and spacious TWO BEDROOM SEMI-DETACHED BUNGALOW with DRIVEWAY and GARAGE. Located on this favourable road within Hastings, close to local amenities and within easy reach of bus routes.

Steps inside to a spacious entrance hall with ample storage space, a GOOD SIZED LOUNGE-DINING ROOM, MODERN KITCHEN, conservatory, TWO BEDROOMS and a shower room. The property has a DRIVEWAY and access to a GARAGE on the side, with a LARGE REAR GARDEN housing a TIMBER CABIN which could be utilised as a studio, home office or garden room. The property has modern comforts including gas fired central heating and double glazing.

Viewing comes highly recommended to fully appreciate the convenient position and overall accommodation on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Radiator, wood laminate flooring, loft hatch providing access to loft space, wall mounted digital control for gas fired central heating, two large storage cupboards, door to:

LIVING ROOM

15'2 x 11'4 (4.62m x 3.45m)

Continuation of the wood laminate flooring, two double radiators, television point, coving to ceiling, double glazed window to front aspect.

KITCHEN

12'4 x 8'7 (3.76m x 2.62m)

Modern and built with a range of eye and base level cupboards and drawers finished in a white high gloss with soft close hinges and having complimentary worksurfaces over, breakfast bar seating area, space for electric cooker with fitted cooker hood over, inset resin sink with mixer tap, space for American style fridge freezer, space and plumbing for washing machine, tiled flooring, coving to ceiling, dual aspect with double glazed window to side, double glazed window to rear and doorway leading to:

CONSERVATORY/ DINING ROOM

12'7 x 9'6 (3.84m x 2.90m)

Part brick construction with double glazed windows to both side and rear elevations, double glazed French doors opening to garden, wood laminate flooring, wall mounted vertical radiator, glass roof.

BEDROOM ONE

14'2 x 8'8 (4.32m x 2.64m)

Range of built in wardrobes, wood laminate flooring, coving to ceiling, double radiator, double glazed window to rear aspect with pleasant views onto the garden.

BEDROOM TWO

10'5 x 9'5 (3.18m x 2.87m)

Double radiator, coving to ceiling, dual aspect with double glazed window to side and further double glazed window to front.

SHOWER ROOM

Large walk in shower enclosure with chrome fixings, waterfall style shower head and further hand held shower attachment, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, partially tiled walls, section with aquabording, tile effect vinyl flooring, chrome ladder style heated towel rail, coving to ceiling, two double glazed pattern glass windows to side aspect.

REAR GARDEN

Landscaped and mainly laid to lawn with a stone patio entertaining/ seating area with a brick built barbeque, planted borders, variety of fruit trees including eating and cooking Apple and Pear, fenced boundaries, plastic shed and summer house.

TIMBER CABIN

15'7 x 15'5 (4.75m x 4.70m)

Could be utilised as a gym, studio or games room/ garden bar with double glazed window to side and double opening doors to the front.

GARAGE

16'4 x 8'4 (4.98m x 2.54m)

Up and over door, window to side, personal door to garden with window at the rear.

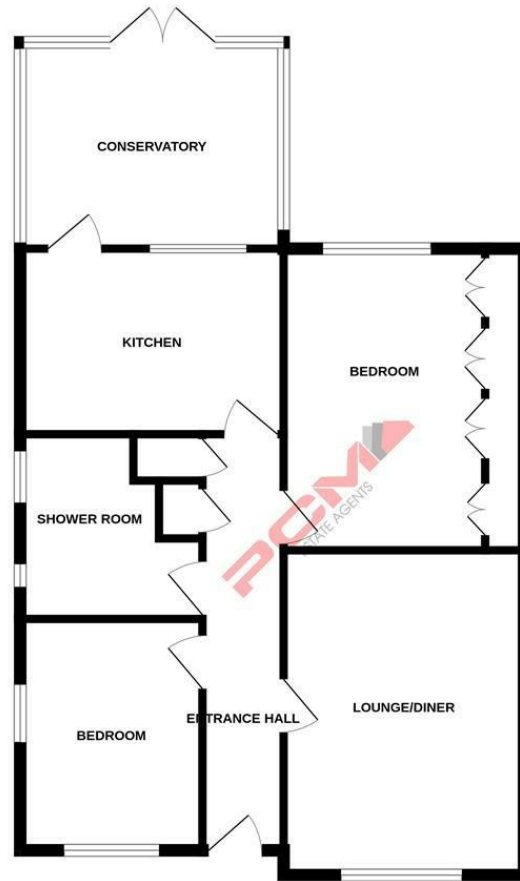
AGENTS NOTE

The vendor has advised that over the last 3 years the following have been done: New combi boiler and plumbing, New double glazing, Completely re-wired, New conservatory, New composite front door, New kitchen cabinets.

Council Tax Band: C



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			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	