



PCMA
ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED TWO BEDROOM BUNGALOW offered to the market CHAIN FREE and with modern comforts including gas fired central heating and double glazing. The property has a block paved drive providing OFF ROAD PARKING, a GARAGE and a LANDSCAPED GARDEN.

Inside, the property offers well-proportioned accommodation comprising a DUAL ASPECT LOUNGE-DINING ROOM, kitchen, CONSERVATORY, TWO DOUBLE BEDROOMS, SHOWER ROOM and a SEPARATE WC. Whilst the property is IN NEED OF SOME UPDATING in areas, it presents well to the market and offers potential for improvement. A feature of this detached bungalow is its TERRACED LANDSCAPED GARDEN,

Conveniently positioned on this sought-after road within easy reach of bus routes and close by to Alexandra Park.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Further wooden partially glazed door opening to:

ENTRANCE HALL

Telephone point, radiator, loft hatch providing access to loft space, large storage cupboard housing the consumer unit for the electrics, airing cupboard housing immersion heater, door to:

LOUNGE-DINING ROOM

15'9 x 11'8 (4.80m x 3.56m)

Dual aspect with double glazed windows to side and front aspects, television point, radiator, tiled fireplace, coving to ceiling.

KITCHEN

12'3 x 9'89 (3.73m x 2.74m)

Coving to ceiling, fitted with a range of matching eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, space and plumbing for washing machine and tumble dryer, wall mounted Worcester boiler, part tiled walls, porcelain flooring, double glazed window to side, double glazed window and door to rear leading to:

CONSERVATORY

10'7 x 6'10 (3.23m x 2.08m)

UPVC construction with windows to both side and rear elevations, double glazed French doors opening to garden.

BEDROOM ONE

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

Coving to ceiling, radiator, built in bedroom furniture, double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

12'2 x 11'4 (3.71m x 3.45m)

Coving to ceiling, double radiator, dual aspect with double glazed windows to side and front aspects.

SHOWER ROOM

Tiled walls, porcelain flooring, flooring, walk in shower enclosure with electric shower, vanity enclosed wash hand basin, radiator, double glazed pattern glass window to rear aspect,

WC

Tiled walls, porcelain flooring, concealed cistern dual flush low level wc, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

The property occupies a slightly elevated position with sympathetically positioned steps with handrail leading to the front door. The front garden is landscaped with planted areas, there is a block paved drive to the side which also abutting the property, outside water tap, gated access to the rear garden. There is an open boundary to the driveway at the side and gated access to the rear garden.

GARAGE

Up and over door, double glazed door leading to garden.

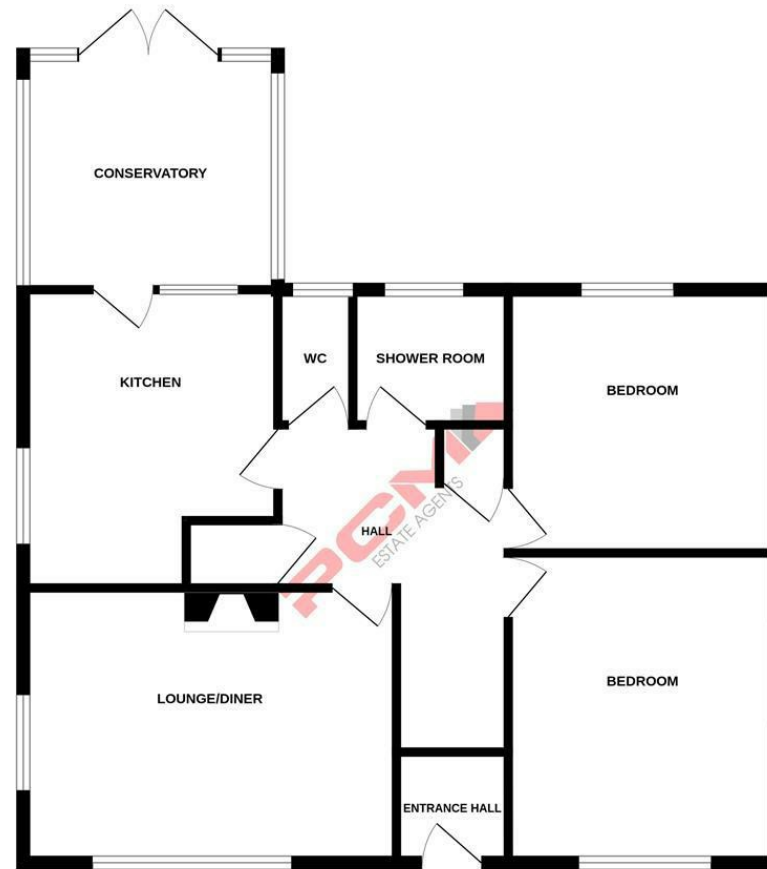
REAR GARDEN

Terraced landscaped garden with a stone/ paved patio as well as the top terrace offering a space to sit out and enjoy, plenty of mature shrubs and plants.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

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.