



ESTATE AGENTS

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Price £475,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this INDIVIDUAL DETACHED THREE DOUBLE BEDROOM, TWO BATHROOM, EXTENDED BUNGALOW with OFF ROAD PARKING and GARAGE tucked away in a quiet cul-de-sac position within this favourable region of Hastings, close to local amenities.

Occupying a GOOD SIZED PLOT with ENCLOSED GARDENS EXTENDING off the front, side and rear of the property. The bungalow offers well-presented and well-proportioned accommodation comprising a spacious entrance hall, 23ft LIVING ROOM, KITCHEN-DINER with separate UTILITY, study/ dog room, inner hall, THREE BEDROOMS one of which benefitting from an EN SUITE SHOWER ROOM in addition to a main family shower room.

The property benefits from a combination of UNDERFLOOR HEATING and gas fired central heating, as well as modern comforts including double glazed windows and a DUAL ASPECT WOOD BURNER which services the living room and entrance hall. There are double glazed BI-FOLDING DOORS from the living room opening up onto a DECKED PATIO and LANDSCAPED GARDENS wrapping around the property.

To the front is a DRIVEWAY providing OFF ROAD PARKING for multiple vehicles and a GARAGE with electric up and over door.

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

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

16'9 x 6'7 (5.11m x 2.01m)

Tiled flooring with underfloor heating, inset down lights, telephone point, dual aspect wood burning stove.

LIVING ROOM

23'1 x 14'9 (7.04m x 4.50m)

Engineered wood flooring, feature fireplace with dual aspect wood burner, feature glass lantern, telephone point, double glazed window to rear aspect, double glazed bi-folding doors to front overlooking the front garden and opening up onto the decked wooden patio.

KITCHEN-DINER

24' x 10'1 (7.32m x 3.07m)

Shaker style kitchen with range of eye and base level cupboards and drawers with solid wood worktops over, five ring range style gas hob with oven and grill below, inset ceramic one & ½ bowl drainer-sink with mixer tap, space for American style fridge freezer, part tiled walls, radiator, wall mounted cupboard concealed boiler, combination of inset down lights and feature pendant lighting, pantry style cupboard, double glazed window to rear aspect with pleasant views onto the garden and door to the inner hall providing access to the bedrooms and bathroom.

SEPARATE UTILITY

8'8 x 7'1 (2.64m x 2.16m)

Tiled flooring with underfloor heating, part tiled walls, wall mounted consumer unit for the electrics, extractor fan for ventilation, plumbing for washing machine set beneath kitchen worktop, wall mounted

cupboard, inset drainer-sink unit with mixer tap and double glazed window to front aspect with views over the front garden.

STUDY/ DOG ROOM

6'5 x 6' (1.96m x 1.83m)

Tiled flooring with underfloor heating, versatile room that could be utilised as an office or dog room, with double glazed window and door to rear aspect opening onto a store/ workshop. Timber framed construction with doors to the rear and side, workbench, power and light.

INNER HALL

Engineered wood flooring, two storage cupboards, wall mounted digital control for gas fired central heating, loft hatch providing access to loft space.

BEDROOM ONE

11'6 x 9'2 (3.51m x 2.79m)

Radiator, double glazed window to rear aspect with views onto the rear garden, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, down lights, wall mounted mirror.

BEDROOM

13'2 x 12'3 (4.01m x 3.73m)

Coving to ceiling, radiator, fireplace, fitted wardrobes, radiator, wall mounted bedside lamps, double glazed window to front aspect with pleasant views over the front garden.

BEDROOM

9'6 x 8'7 (2.90m x 2.62m)

Currently used as a craft room with radiator, double glazed window to front aspect with views onto the front garden.

SHOWER ROOM

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand held shower attachment, concealed cistern dual flush low level wc with storage set either side, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, tiled walls, tiled flooring, inset down lights, extractor fan for ventilation, two double glazed opaque glass windows to rear aspect.

OUTSIDE - FRONT

Enclosed front garden, gated access to a pea beach path providing access to the front door, section of artificially laid lawn, raised decked veranda and a further section of lawn. Planted with a variety of mature plants, shrubs and mature flowers, fenced boundaries, garden sink, gas meter and gated access to both side elevations leading to the rear garden. To the side of the building is a timber framed open structure allowing for a canopied wood chopping area.

GARAGE

Electric up and over door, mains power, light and a double glazed window overlooking the garden.

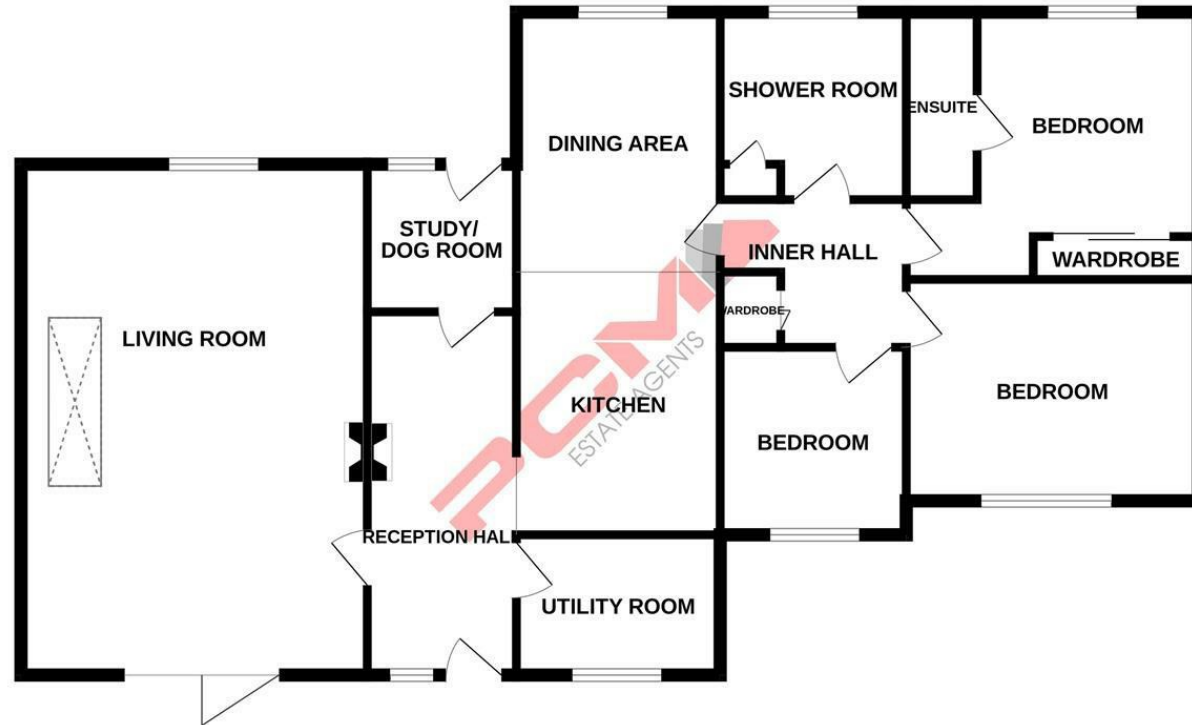
REAR GARDEN

Laid to lawn with wood shed, fenced boundaries and a variety of mature trees, outside power point and outside water tap.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	72
(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	
	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