



ESTATE AGENTS

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Offers In Excess Of £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED EXTENDED THREE BEDROOM BUNGALOW with DRIVEWAY providing OFF ROAD PARKING for multiple vehicles, a GARAGE and a RELATIVELY LEVEL REAR GARDEN.

The property offers modern comforts including gas fired central heating and double glazing and inside the accommodation comprises an entrance hall with AMPLE STORAGE SPACE, EXTENDED LOUNGE-DINER, MODERN KITCHEN, THREE BEDROOMS, shower room and a separate wc. The property must be viewed to fully appreciate the convenient position and overall space & accommodation on offer.

Located on this incredibly sought-after road within Hastings, close to bus routes and nearby local amenities. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Spacious with ample storage space, radiator, loft hatch providing access to loft space, wood effect vinyl flooring, wall mounted thermostat control for gas fired central heating.

LIVING ROOM

12'4 x 11'8 (3.76m x 3.56m)

Television point, radiator, fireplace, two double glazed windows to side aspect, open plan to:

DINING ROOM

15'3 x 12'4 (4.65m x 3.76m)

Wood flooring, double radiator, ample space for dining table, double glazed French doors with windows either side to rear aspect offering a pleasant outlook and access onto the rear garden.

KITCHEN

13'1 x 9'2 (3.99m x 2.79m)

Radiator, part tiled walls, wood flooring, fitted with a range of matching eye and base level cupboards and drawers with complimentary worksurfaces over, five ring gas hob with extractor over, waist level oven and separate grill, inset ceramic drainer-sink with mixer tap, pull out larder style cupboards, integrated tall fridge

freezer, space and plumbing for washing machine, integrated dishwasher, breakfast bar seating area, down lights, power points with USB charging ports, dual aspect room with double glazed window to side and double glazed window and door to rear allowing for access and outlook onto the garden.

BEDROOM ONE

12'2 x 12' (3.71m x 3.66m)

Radiator, dual aspect with double glazed windows to side and front.

BEDROOM TWO

11'9 x 10'3 (3.58m x 3.12m)

Built in double wardrobe, coving to ceiling, down lights, radiator, double glazed window to front aspect.

BEDROOM THREE

9' x 9' (2.74m x 2.74m)

Radiator, built in wardrobes, double glazed window to side aspect.

SHOWER ROOM

Part tiled walls, tiled flooring, ladder style heated towel rail, wall mounted cupboard concealed boiler also allowing for further storage space, large walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, inset down lights, double glazed pattern glass window to side aspect.

SEPARATE WC

Dual flush low level wc, wood effect vinyl flooring, part tiled walls, coving to ceiling, down lights, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles, landscaped lawned front garden with planting beds and steps up to the front door with hand rail, outside light.

REAR GARDEN

Good size and mainly laid to lawn with planted borders, range of mature flowering shrubs and plants, gated side access, outside water tap, greenhouse, wooden shed and a concrete path abutting the property with a secluded patio area down the side elevation and a further decked wooden patio offering an ideal spot to entertain or sit out and enjoy a meal.

GARAGE

Power and light, up and over door.

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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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			82
(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	