



ESTATE AGENTS

2, Barham Close, Hastings, TN34 2PA

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Price £340,000

Located in this RARELY AVAILABLE and quiet cul-de-sac is this TWO BEDROOM SEMI-DETACHED BUNGALOW with DRIVEWAY & GARAGE. The property is offered to the market CHAIN FREE.

Offering well-presented accommodation throughout comprising an entrance hallway, LOUNGE, separate kitchen, MODERN SHOWER ROOM SUITE and TWO DOUBLE BEDROOMS. Externally the property occupies a CORNER PLOT with PRIVATE AND SECLUDED REAR GARDEN being predominantly level in addition to a GARAGE and driveway providing OFF ROAD PARKING.

The property is located within this highly sought-after location, considered within easy reach of Alexandra Park, Hastings town centre, the Conquest Hospital and local bus routes.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Storage cupboards, wall mounted thermostat control, wall mounted security alarm panel, radiator.

LOUNGE-DINER

15'7 x 12'4 (4.75m x 3.76m)

Double glazed window to front aspect, feature fire surround, radiator.

KITCHEN

12'1 x 8'11 (3.68m x 2.72m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker with extractor above, space for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, stainless steel inset sink with mixer tap, storage cupboard housing wall mounted gas fired boiler, radiator, double glazed window to rear and side aspects, door providing access to garden.

BEDROOM

12'10 x 12'4 (3.91m x 3.76m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'2 x 8'9 (3.71m x 2.67m)

Double glazed bay window to front aspect, radiator.

SHOWER ROOM

8'9 x 8' (2.67m x 2.44m)

Modern fitted suite comprising a walk-in double shower with rainfall style shower attachment, dual flush wc, wash hand basin with storage below, chrome ladder style radiator and two double glazed obscured windows to front aspect and extractor fan.

REAR GARDEN

Private and secluded, predominantly level with patio area ideal for seating and entertaining leading onto an area of lawn. The garden also features a range of mature shrubs, enclosed fenced boundaries, outside water tap and side access to the front of the property.

GARAGE

16'3 x 7'10 (4.95m x 2.39m)

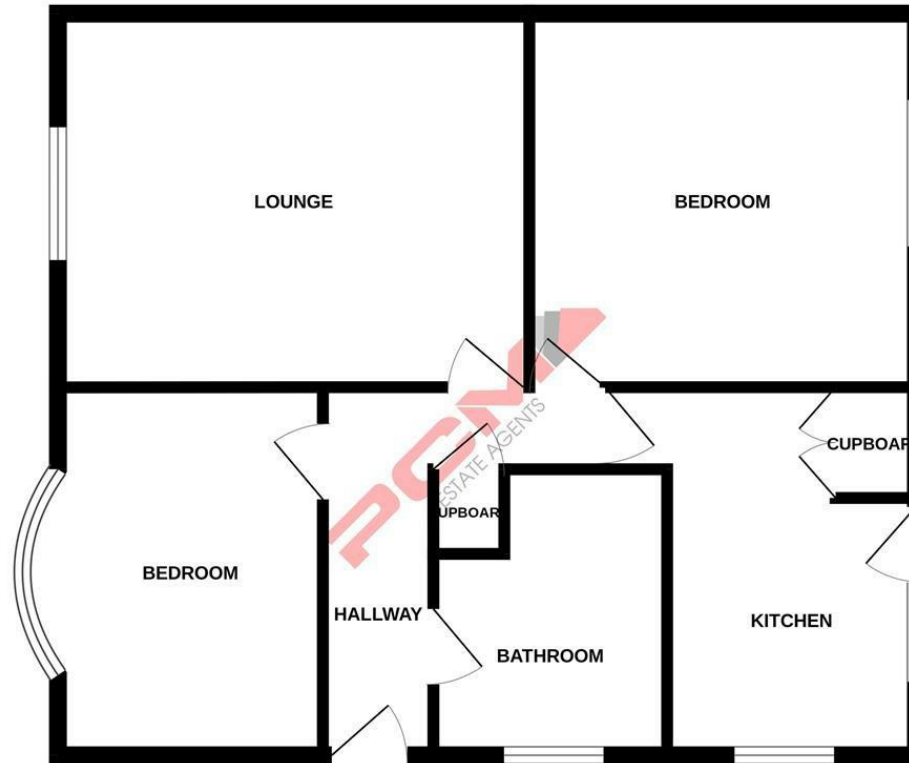
Up and over door, side door providing access to the rear garden.

OUTSIDE - FRONT

Mainly laid to lawn with driveway.



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			87
(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	