



ESTATE AGENTS

**43, Ashford Way, Hastings, TN34 2HG**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £335,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this REFURBISHED and well-proportioned DETACHED TWO BEDROOM BUNGALOW having undergone EXTENSIVE REFURBISHMENT by the existing owners and now offers exceptionally well-appointed accommodation.

Inside, the property offers accommodation comprising a NEWLY FITTED KITCHEN & SHOWER ROOM, TWO GOOD SIZED DOUBLE BEDROOMS and an OPEN PLAN LOUNGE-DINING ROOM. The property has replacement double glazed windows throughout, wall mounted consumer unit and boiler all replaced since the existing owners purchased the property. Furthermore, there is a driveway providing OFF ROAD PARKING, GARAGE and a TERRACED GARDEN with SUMMER HOUSE.

Located on a sought-after road within Hastings, close to bus routes and nearby local amenities. We highly recommend viewing this beautiful home to fully appreciate the convenient position, quality of finish and space on offer.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **UPVC DOUBLE GLAZED FRONT DOOR**

With frosted glass and window to side aspect, inset down lights, wall mounted cupboard concealed consumer unit for the electrics, open plan to:

#### **LOUNGE-DINER**

21'8 x 12'1 (6.60m x 3.68m)

Engineered oak flooring, television and telephone points, two radiators, brick fireplace, wooden mantle, tiled hearth, inset ceiling lighting, UPVC double glazed window to front aspect, partially open plan to kitchen, door to inner hallway and door to bedroom two.

#### **KITCHEN**

12'5 x 11'4 (3.78m x 3.45m)

Continuation of the engineered oak flooring, part tiled walls, inset down lights, pendant hanging lighting, wall mounted vertical radiator, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary resin marble effect countertops over, four

ring induction hob, waste level oven and separate grill, sunken one & ½ bowl drainer-sink unit with mixer spray tap, plumbing for washing machine, space for tall fridge freezer, integrated dishwasher, breakfast bar seating area, integrated wine cooler, USB charging ports, double glazed French doors providing a pleasant outlook and access onto the garden.

#### **INNER HALL**

Continuation of the engineered oak flooring, loft hatch providing access to loft space, down lights, doors opening to:

#### **BEDROOM ONE**

11' x 10'8 (3.35m x 3.25m)

Radiator, newly carpeted, double glazed window to rear aspect with pleasant views onto the garden.

#### **BEDROOM TWO**

11'9 x 9'1 (3.58m x 2.77m)

Newly carpeted, radiator, built in cupboard, double glazed window to side aspect.

#### **SHOWER ROOM**

8'2 x 7'6 (2.49m x 2.29m)

Well designed with large open walk in shower with rain style shower head and further hand-held shower attachment, contemporary low level wc, bespoke basin with mixer tap, wooden shelving, tiled walls, tiled flooring, radiator, down lights, Velux style window and a double glazed frosted glass window to rear aspect.

#### **GARAGE**

Up and over door.

#### **FRONT GARDEN**

Laid to lawn, occupying a slightly elevated position set back from the road with steps up to the front door.

#### **REAR GARDEN**

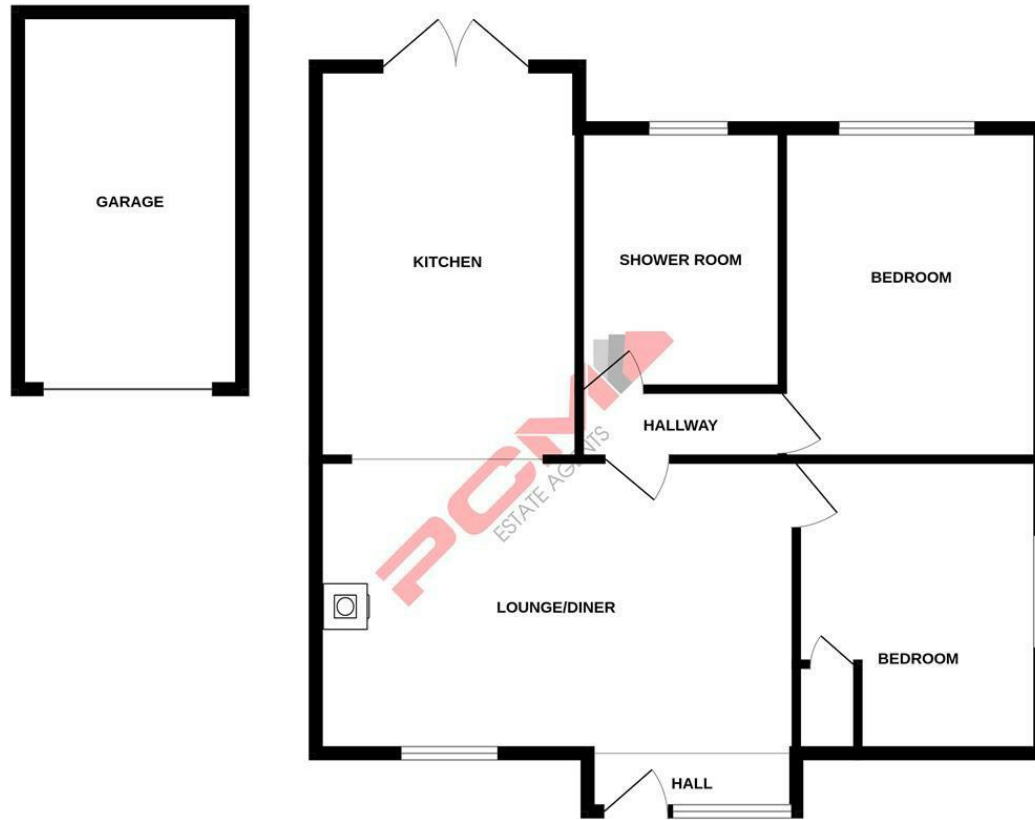
Sympathetically terraced and mainly laid to lawn with fenced boundaries, side access and a summer house.

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) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.