



ESTATE AGENTS

26, Park Drive, Hastings, TN34 2PR

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £450,000

PCM Estate Agents are delighted to offer for sale this EXTENDED THREE/ FOUR BEDROOM, TWO BATHROOM, DETACHED BUNGALOW with a BEAUTIFULLY PRESENTED, PRIVATE AND SECLUDED REAR GARDEN. Located in a sought-after and convenient location.

The property offers deceptively spacious and VERSATILE ACCOMODATION throughout having previously been EXTENDED and comprises a porch, LOUNGE with FEATURE OPEN FIREPLACE, inner hallway, kitchen leading out to a CONSERVATORY, THREE GOOD SIZED BEDROOMS with the master benefitting from its own EN SUITE in addition to a main family bathroom, and to the first floor is a LOFT ROOM/ FOURTH BEDROOM.

A particular feature of this property is its BEAUTIFULLY PRESENTED GARDEN making the most of a south-westerly facing aspect and featuring a plethora of beautiful plants, shrubs and trees. To the front of the property is a driveway providing OFF ROAD PARKING for multiple vehicles.

Situated in this highly sought-after and RARELY AVAILABLE cul-de-sac in the St Helens region of Hastings, within easy reach of the picturesque Alexandra Park and Hastings town centre.

Located in this quiet cul-de-sac within easy reach of Alexandra Park and Hastings town centre. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed obscured windows to front and side aspects, door leading to:

LOUNGE

16'3 x 15' (4.95m x 4.57m)

Feature open fireplace, double glazed bay window to front aspect, radiator, telephone and television points, door leading to:

INNER HALLWAY

Built in cupboards providing ample storage, stairs rising to the first floor accommodation, radiator, wall mounted thermostat control.

KITCHEN

11'11 x 9'7 (3.63m x 2.92m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, integrated fridge and freezer, integrated dishwasher, stainless steel inset sink with mixer tap, double glazed window to side aspect, double glazed French doors leading to:

CONSERVATORY

11' x 9'10 (3.35m x 3.00m)

Double glazed windows to rear and side aspects enjoying a pleasant outlook over the garden, door to side aspect providing access to the garden.

MASTER BEDROOM

17'10 max x 11' max (5.44m max x 3.35m max)

Range of built in wardrobes and dressing table, double glazed bay window to front aspect, radiator, door to:

EN SUITE

12'10 x 8'11 (3.91m x 2.72m)

Generous and comprising a panelled bath with mixer tap and shower attachment, separate walk in shower, wc, wash hand basin, tiled walls, tiled flooring, radiator, double glazed obscured window to side aspect.

BEDROOM

12'6 x 8'5 (3.81m x 2.57m)

Built in storage cupboard housing wall mounted boiler, radiator, double glazed window to side aspect.

BEDROOM

14' x 10'2 (4.27m x 3.10m)

Currently used as a dinning/ sitting room with double glazed French doors to rear aspect leading out to the garden, radiator.

BATHROOM

10'7 max x 7' (3.23m max x 2.13m)

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, radiator, heated towel rail, part tiled walls, extractor fan, double glazed obscured window to side aspect.

LOFT ROOM/ BEDROOM FOUR

Double glazed Velux window to rear aspect, radiator, door providing access to eaves storage.

REAR GARDEN

A particular feature of the property, exceptionally well-presented, private and secluded garden enjoying a south-westerly aspect. The garden extends to a good size and is mainly laid to lawn with a range of beautiful plants, mature shrubs and trees. There is a large area of decked ideal for seating and entertaining that is set beneath a pergola and features a lovely Wisteria plant. The garden also features a greenhouse and two large storage sheds.

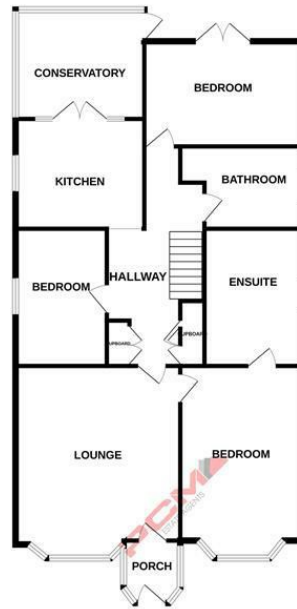
OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles.

Council Tax Band: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2024

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			
(81-91) B			
(69-80) C			
(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		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		