



PCMA
ESTATE AGENTS

26a, Lower Waites Lane, Hastings, TN35 4DB

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Price £530,000

A RARE OPPORTUNITY has arisen to acquire this THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED BUNGALOW approached via a LENGTHY PRIVATE DRIVEWAY. The property was only constructed approximately four years ago and has the REMAINDER OF A 10 YEAR WARRANTY.

The property boasts well-presented and spacious accommodation throughout comprising an entrance hallway, 17ft LOUNGE with BI-FOLD DOORS leading out to the garden, MODERN FITTED KITCHEN-BREAKFAST ROOM, separate UTILITY ROOM, THREE DOUBLE BEDROOMS with the master enjoying its own EN SUITE, and a main family bathroom. The property also has a fitted sprinkler system.

The property occupies a GENEROUS AND PRIVATE PLOT set back from the road and approached via a lengthy driveway, whilst also offering PRIVATE AND SECLUDED GARDENS to all sides.

Located in this highly sought-after village of Fairlight, within easy reach of the seafront and many countryside walks, whilst also being within easy reach of Hastings town centre. The property is considered ideal for those looking for a spacious bungalow in a sought-after SEMI-RURAL location.

Viewing comes highly recommended via PCM Estate Agents, please call now to arrange an immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with wall mounted thermostat control, radiator, telephone point, door to:

LOUNGE

17'7 x 16'4 (5.36m x 4.98m)

Spacious light and airy dual aspect living room with bi-fold doors to rear aspect leading out to the garden, double glazed window to front aspect, radiator, television point.

KITCHEN-BREAKFAST ROOM

13'3 x 10'10 (4.04m x 3.30m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, integrated dishwasher, space for fridge freezer, space for breakfast table and chairs, inset sink with mixer tap, double glazed window to rear aspect.

UTILITY ROOM

5'11 x 4'6 (1.80m x 1.37m)

Space and plumbing for washing machine, space for tumble dryer, storage cupboards, wall mounted gas fired boiler, door to rear aspect leading out to the garden.

BEDROOM

13'11 x 10'5 (4.24m x 3.18m)

Built in wardrobe with sliding mirrored doors, double glazed window to rear aspect, radiator, television point

EN SUITE SHOWER ROOM

Walk in double shower with shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, extractor fan.

BEDROOM

14'3 x 9'3 (4.34m x 2.82m)

Dual aspect room with double glazed windows to both side aspects, radiator, television point.

BEDROOM

10'8 x 9' (3.25m x 2.74m)

Currently used as a dining room with double glazed window to side aspect, radiator, television point.

BATHROOM

Modern suite comprising a P shaped panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin with tiled splashback and storage below, chrome ladder style radiator, extractor fan, double glazed obscured window to side aspect.

REAR GARDEN

The property is located in this tucked away position and enjoys private and secluded gardens to all four sides. The gardens are mainly laid to lawn with enclosed fenced boundaries, there is also a patio area to the rear of the property ideal for seating and entertaining in addition to a few trees, exterior lighting and outside water tap.

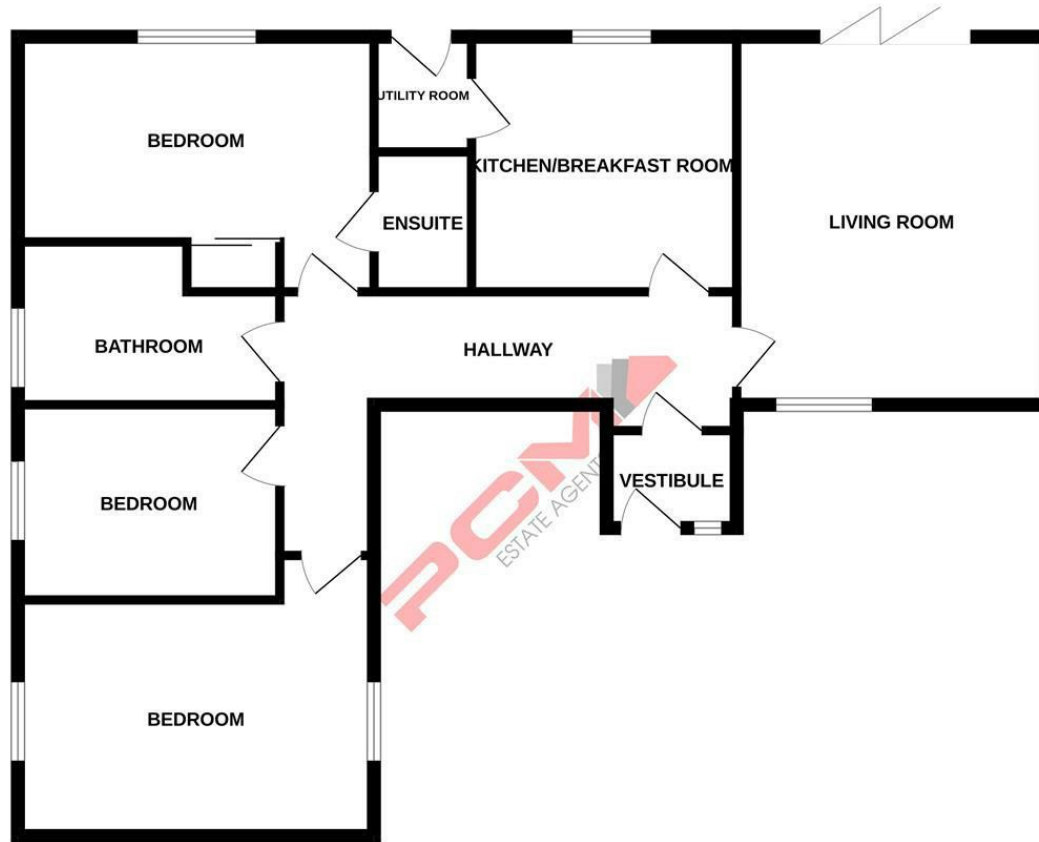
OUTSIDE - FRONT

The property is approached via a lengthy drive off of Lower Waites Lane and as you approach the property there is a driveway providing off road parking for multiple vehicles.

Council Tax Band: E



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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