



ESTATE AGENTS

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**Price £415,000**

PCM Estate Agents are delighted to present to the market this SIGNIFICANTLY IMPROVED REFURBISHED TWO BEDROOM DETACHED BUNGALOW occupying a RELATIVELY LEVEL PLOT with PLENTY OF OFF ROAD PARKING, GARAGE and a LEVEL MANAGEABLE REAR GARDEN.

Inside, the owner has significantly improved the property to now offer exceptionally well-presented and well-proportioned light and airy accommodation comprising an entrance porch, hallway with AMPLE STORAGE SPACE, OPEN PLAN LOUNGE-DINER, modern NEWLY FITTED KITCHEN with partial sea views, TWO DOUBLE BEDROOMS one of which can be utilised as a dining room and a LARGE CONSERVATORY backing onto the aforementioned rear garden and a NEWLY FITTED WET ROOM. The property also has Newly fitted double glazing, Newly fitted floor coverings and New internal Howden doors throughout. The lean to is located to either side elevation offering ample storage space, GARAGE with newly fitted garage door.

The bungalow must be viewed to fully appreciate the convenient position and the well-equipped accommodation that it has to offer. Call now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED SLIDING DOOR**

Opening to:

#### **SPACIOUS PORCH**

8 x 3'7

Tiled flooring, double glazed door opening to entrance hall and double glazed door to side elevation to a side courtyard.

#### **ENTRANCE HALL**

Newly carpeted, radiator, storage space, two wall mounted battery operated lights, loft hatch providing access to loft space with ladder, new consumer unit, doors opening to:

#### **LOUNGE-DINER**

15'9 x 14' (4.80m x 4.27m)

Newly carpeted and decorated, coving to ceiling, down lights, feature fireplace within inset gas living flame fire, UPVC double glazed window to front aspect.

#### **KITCHEN**

11'5" x 9'6" (3.48m x 2.90m)

Newly fitted Howdens kitchen built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having tiled

splashbacks, space for range cooker, extractor over, inset stainless steel sink with mixer tap, space for American style fridge freezer, radiator, tiled flooring, wall mounted cupboard concealed boiler also housing the consumer unit, integrated slimline dishwasher, integrated washer/dryer, coving to ceiling, down lights, double glazed window and door to side elevation opening up onto the block paved drive.

#### **BEDROOM**

13'6 x 11'4 (4.11m x 3.45m)

Newly carpeted, coving to ceiling, inset down lights, radiator, telephone point, newly decorated room with double glazed window having views to rear aspect.

#### **BEDROOM/ DINING ROOM**

13'6 x 12'5 (4.11m x 3.78m)

Newly carpeted, inset down lights, coving to ceiling, radiator, newly decorated with double glazed window and door to rear aspect opening onto the conservatory.

#### **CONSERVATORY**

24'4 x 9'8 (7.42m x 2.95m)

UPVC construction with double glazed windows to both side and rear elevations, lovely views can be enjoyed over the garden, double glazed French doors opening to the garden.

#### **BATHROOM / WET ROOM**

Newly fitted, tiled flooring, part tiled walls, walk in shower with waterfall style shower head and further hand-held shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, ladder style heated towel rail, down lights, double glazed opaque glass window to side aspect.

#### **GARDENS**

To the side elevation there is a potting shed and a side courtyard which leads to a lean-to, offering practical storage space and access into the garden. The lean-to does have lighting and measures 14'3 x 5'8 and houses a water tap and can be utilised for front and rear. New external Tap. The rear garden is level and family/ dog friendly with some planted borders, wooden shed measuring 9' x 8' and a patio area.

#### **GARAGE**

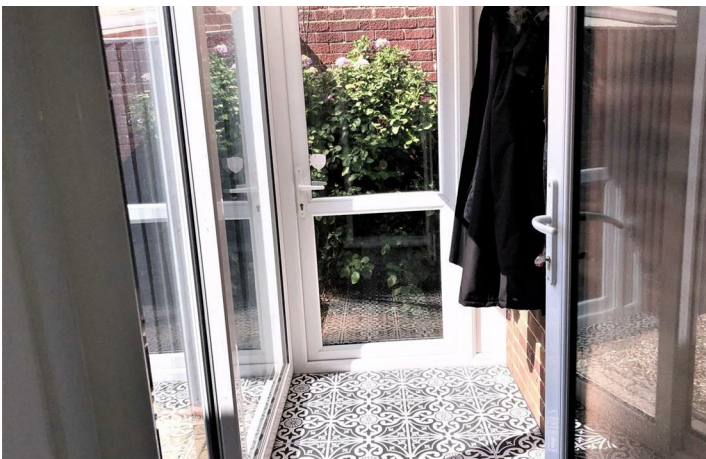
17'1 x 8'6 (5.21m x 2.59m)

New garage door, power and light, double glazed door to side elevation leading to the garden and door leading to the block paved drive.

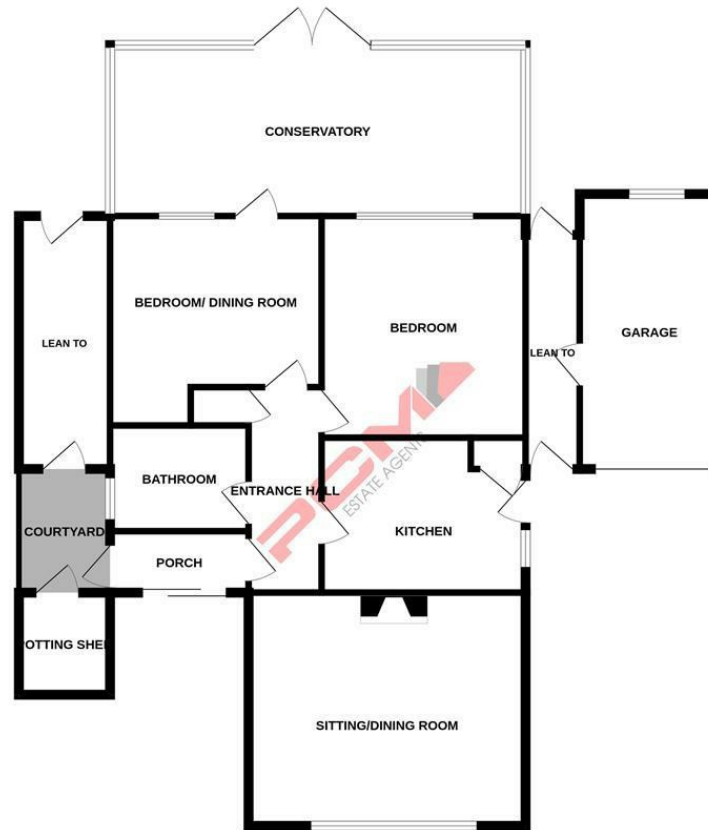
Council Tax Band: D



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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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- Detached Bungalow
- Significantly Improved
- Open Plan Lounge-Diner
- Newly Fitted Kitchen
- Large Conservatory
- Two Double Bedrooms
- Garage & Off Road Parking
- Family Friendly/ Dog Friendly Rear Garden
- Council Tax Band D

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) <b>A</b>			
(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 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>			
(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	