



PCMA
ESTATE AGENTS

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Price £750,000

An incredibly RARE OPPORTUNITY has arisen to acquire this FOUR BEDROOMED DETACHED BUNGALOW with SPECTACULAR SEA VIEWS. Located on this highly sought-after and RARELY AVAILABLE ROAD in the sought-after village of Fairlight. Offered to the market CHAIN FREE!

The property offers spacious and versatile accommodation throughout comprising a 21ft SITTING ROOM, GENEROUS KITCHEN-BREAKFAST ROOM, FOUR DOUBLE BEDROOMS and TWO BATHROOMS. Externally the property has a GENEROUS REAR GARDEN and an additional STUDIO/ HOME OFFICE which could even be utilised as a fifth bedroom, and to the front there is a LARGE FRONTAGE set back from the road and also enjoys the SEA VIEWS.

Located on this highly sought-after and quiet road within Fairlight, in very close proximity to Hastings Country Park with its range of walks.

If you are looking for a well-presented DETACHED PROPERTY in a SECULDED POSITION with UNRIVALLED SEA VIEWS, look no further than this stunning example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed windows to side aspect, door to:

SITTING ROOM

21'8 x 10'7 max (6.60m x 3.23m max)

Double glazed window to front aspect enjoying fantastic far reaching sea views, wooden herringbone flooring, radiator, door to:

HALLWAY

Loft hatch, door to:

KITCHEN-DINER

17'11 x 12'7 (5.46m x 3.84m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated oven and grill, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, inset sink with mixer tap, breakfast bar, double glazed window to rear aspect. Dining area offering ample space for dining table and chairs, radiator, exposed wooden floorboards throughout, double glazed French doors to rear aspect leading out to the garden. return door to sitting room.

BEDROOM

13'7 x 10'6 (4.14m x 3.20m)

Double glazed window to front aspect enjoying fantastic sea views, exposed wooden floorboards, radiator.

BEDROOM

12'7 x 9'6 (3.84m x 2.90m)

Double glazed window to rear aspect, radiator.

BEDROOM

14'1 x 10'8 max (4.29m x 3.25m max)

Double glazed window to rear aspect overlooking the garden, double glazed French doors to side aspect leading out to the garden, radiator.

BEDROOM

12'6 x 7'1 (3.81m x 2.16m)

Double glazed window to front aspect enjoying the aforementioned sea views, double glazed window to side aspect, exposed wooden floorboards, radiator.

SHOWER ROOM

Walk in double shower, wc, wash hand basin, part tiled walls, tiled flooring, extractor fan, two double glazed obscured windows to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with ample storage, ladder style radiator, part tiled walls, tiled flooring, double glazed obscured window to rear aspect.

STUDIO/ FAMILY ROOM

18'1 x 8'7 (5.51m x 2.62m)

Accessed from the rear terrace with double glazed windows to rear and side, double doors opening up onto the terrace, radiator. This room is also considered ideal for a home office.

REAR GARDEN

Private and secluded, extending to a good size and featuring a large patio area ideal for seating and entertaining. The rest of the garden is mainly laid to lawn and also features a range of mature shrubs, plants and trees.

OUTSIDE - FRONT

The property enjoys a large frontage set back from the road with patio area ideal for seating and taking in the spectacular sea views. The rest of the front garden is mainly laid to lawn. There is also a large block paved driveway providing off road parking for multiple vehicles leading to a garage.

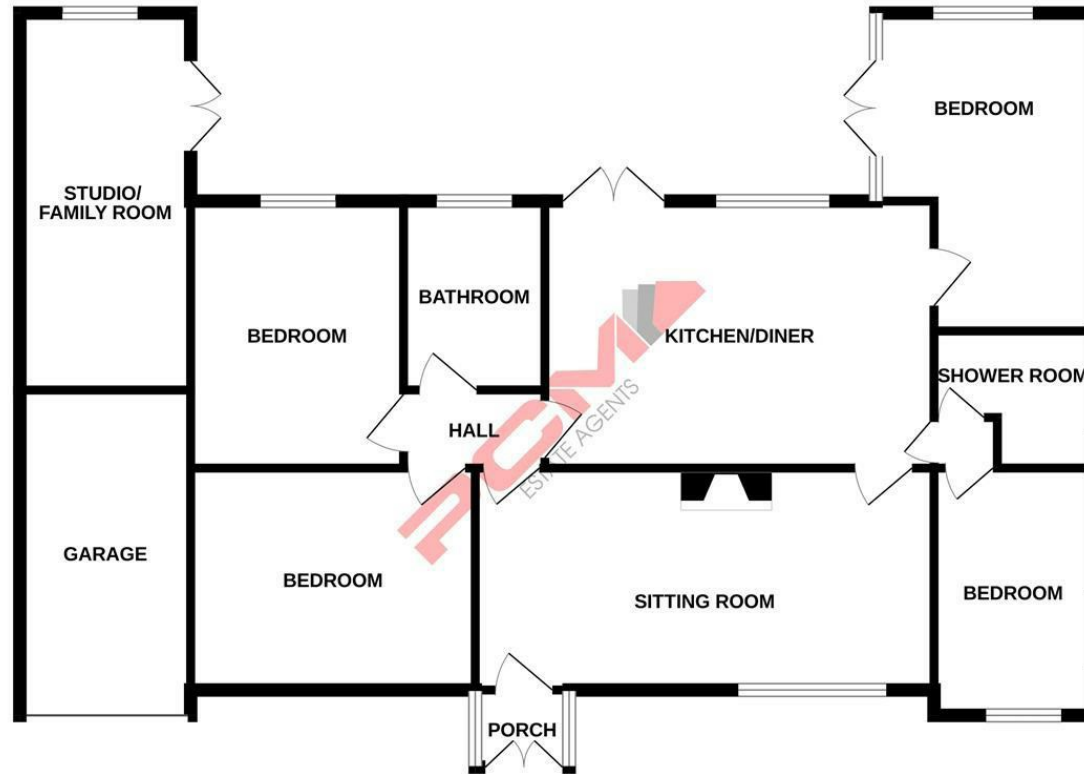
GARAGE

Up and over door.

Council Tax Band: F



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(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	
	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

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.