



ESTATE AGENTS

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**Offers In Excess Of £500,000**

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this deceptively spacious EXTENDED, FOUR BEDROOM, TWO BATHROOM, DETACHED BUNGALOW conveniently positioned on one of Hastings most sought-after roads, within easy reach of Alexandra Park and bus routes.

The property has been SIGNIFICANTLY EXTENDED off the side and rear elevations and has been partially refurbished. Offering well-proportioned accommodation comprising a spacious L shaped entrance hall, living room, OPEN PLAN KITCHEN-DINING-FAMILY ROOM with BI-FOLD DOORS onto a LANDSCAPED GARDEN. The LARGE MASTER BEDROOM has built in wardrobes and an EN SUITE SHOWER ROOM and there are THREE FURTHER WELL-PROPORTIONED BEDROOMS, CLOAKROOM and an unfinished bathroom. The property also has the benefit of a LARGE GARAGE with electric roller door, gas central heating and double glazing.

The property must be viewed to fully appreciate the convenient position and the overall space on offer. Please call the owners agents now to book your viewing.

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

Opening to:

#### **L SHAPED ENTRANCE HALL**

Wood flooring, radiator, down lights, loft hatch providing access to loft space.

#### **CLOAKROOM**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, built in storage cupboard housing consumer unit for the electrics, ample space for storing coats and shoes, wall mounted cupboard concealed boiler, double glazed window to side aspect, inset down lights.

#### **LIVING ROOM**

14'6 x 12'12 (4.42m x 3.66m)

Exposed wooden floorboards, column style radiator, televisions point, cornicing, fireplace with wooden mantle and tiled hearth, inset wood burning stove, double glazed window to front aspect.

#### **OPEN PLAN KITCHEN-DINING-FAMILY ROOM**

25'1 x 12' (7.65m x 3.66m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for range style cooker with cooker hood over, inset drainer-sink unit with mixer tap, space for American style fridge freezer, space and plumbing for washing machine, walk in larder style cupboard, space for dining table, double glazed bi-folding doors providing access and a pleasant outlook onto the garden, double glazed window to rear aspect with views onto the garden, Velux window to rear aspect.

#### **MASTER BEDROOM**

15'8 x 13'7 (4.78m x 4.14m)

Inset down lights, coving to ceiling radiator, built in wardrobes, double glazed window to rear aspect with views onto the garden, large opening to:

#### **EN SUITE**

Part tiled walls, tiled flooring, walk in shower with chrome shower fixings and waterfall style shower head, concealed cistern dual flush low level wc, vanity enclosed circular wash hand basin with mixer tap, double glazed opaque glass window to rear aspect.

#### **BEDROOM TWO**

11'7 x 10' (3.53m x 3.05m)

Coving to ceiling, wall mounted vertical radiator, double glazed window to front aspect.

#### **BEDROOM THREE**

9'3 x 8'6 (2.82m x 2.59m)

Coving to ceiling, down lights, radiator, double glazed window to front aspect.

#### **BEDROOM FOUR**

8'7 x 8'4 (2.62m x 2.54m)

Radiator, coving to ceiling, electric Velux window to front aspect.

#### **BATHROOM**

Incomplete but having fixings incorporated in the sale included a P shaped panelled bath with chrome mixer tap and shower attachment, wash hand basin, down lights, extractor fan for ventilation, sky light window, column style radiator/ heated towel rail.

#### **REAR GARDEN**

Landscaped with a porcelain patio area offering ample outside space to entertain, large fish pond, few steps up onto a section of lawn, personal door to garage.

#### **GARAGE**

17'11 x 11'11 (5.46m x 3.63m)

Electric roller door, power and light, personal door to garden.

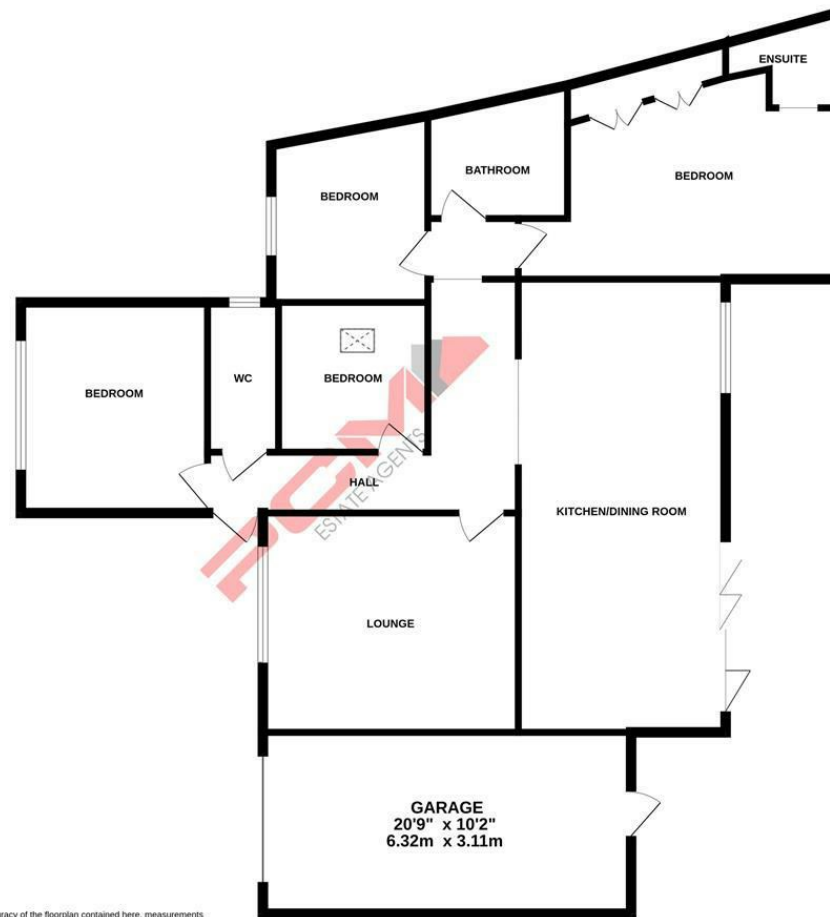
#### **OUTSIDE - FRONT**

Laid to lawn with driveway providing off road parking for multiple vehicles.

Council Tax Band: D



# 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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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			79
(81-91) B			
(69-80) C		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	