



ESTATE AGENTS

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Offers Over £315,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this TWO BEDROOMED SEMI DETACHED BUNGALOW located in the sought-after Blacklands region of Hastings, close to the Alexandra Park and within easy reach of bus routes.

The property offers well-proportioned accommodation comprising an entrance hall, DOUBLE ASPECT LOUNGE-DINING ROOM, kitchen, TWO DOUBLE BEDROOMS, bathroom, SEPARATE WC, SHOWER ROOM, CONSERVATORY and a utility/ lean to off the kitchen. The property benefits from having gas fired central heating and double glazing. To the rear is a LOW-MAINTENANCE LANDSCAPED GARDEN offering ample outside space to enjoy.

Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Dado rail, radiator, partially glazed front door opening onto;

LOUNGE-DINING ROOM

18'1 into bay x 15'1 (5.51m into bay x 4.60m)

Expansive double aspect room with double glazed window to side and double glazed bay window to front, coving to ceiling, picture rail, fireplace, television point, radiator, telephone point, door to bedroom one and further door to;

INNER HALLWAY

Telephone point, loft hatch providing access to loft space, radiator, built in cupboard, doors opening to kitchen, bathroom, separate wc and the second bedroom.

KITCHEN

12' x 8'4 (3.66m x 2.54m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, inset one ½ bowl drainer/ sink unit with mixer tap, space for tall fridge freezer, part tiled walls, larder style built in cupboard with shelving and housing consumer unit for the electrics and gas

meter with double glazed window to side aspect, further storage cupboard, double glazed door and window to rear aspect opening onto;

LEAN TO/ UTILITY

7'3 x 5'5 (2.21m x 1.65m)

Space and plumbing for washing machine, windows to side and rear aspects, door opening to garden.

BEDROOM ONE

17'9 x 10'7 (5.41m x 3.23m)

Radiator, double glazed bay window to front aspect.

BEDROOM TWO

12'8 x 8'9 (3.86m x 2.67m)

Radiator, double glazed French doors opening to;

CONSERVATORY

11'9 x 5'9 (3.58m x 1.75m)

Part brick construction with double glazed windows to both side and rear elevations, door opening to garden.

SHOWER ROOM

Walk in shower enclosure, tiled with glass shower door, vanity enclosed wash hand basin with mixer tap, part tiled walls, radiator, non slip flooring, double glazed pattern glass window to rear aspect.

SEPARATE WC

Dual flush low level wc, radiator, part tiled walls, double glazed window with obscured glass to rear aspect.

FRONT GARDEN

The property is located off the road with a few steps down to a pathway leading to the front door, side access to garden, mature plants and shrubs.

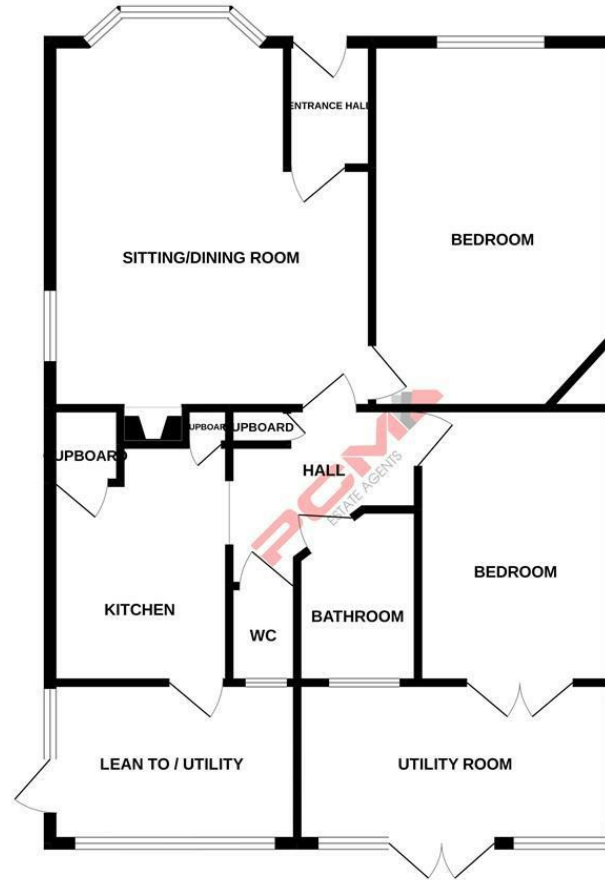
REAR GARDEN

Landscaped low maintenance garden with stone patio abutting the property, outside water tap, side access to front, well-established planting beds and a variety of mature plants and shrubs, gated access to rear, two sheds.

Council Tax Band: C



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			
(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	