



ESTATE AGENTS

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Price £375,000

PCM Estate Agents are delighted to present to the market this EXTENDED THREE BEDROOMED SEMI DETACHED BUNGALOW in this sought-after and quiet road within Hastings, within easy reach of St Helen's Woods, Alexandra Park and bus routes providing access to Hastings town centre and the seafront.

Inside the bungalow offers well appointed and EXTENDED ACCOMMODATION comprising an entrance hall, living room, OPEN PLAN KITCHEN-DINING ROOM/ FAMILY ROOM with BI-FOLD DOORS onto a GOOD SIZED LANDSCAPED GARDEN mainly laid to lawn with patio area, THREE GOOD SIZED BEDROOMS and a family bathroom. The property also benefits from having gas fired central heating, double glazed and a driveway providing OFF ROAD PARKING for multiple vehicles.

Located close to a number of popular schooling establishments, this property would suit either a family or someone looking to potential downsize. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Loft hatch providing access to loft space, fire alarm, radiator, door to;

LIVING ROOM

13' x 9'4 (3.96m x 2.84m)

Inset spotlights, television point, radiator, open plan to;

KITCHEN-DINING ROOM/ FAMILY ROOM

19'2 max x 15'2 max (5.84m max x 4.62m max)

Double glazed window to side aspect, double glazed window and bi-folding doors to rear overlooking and providing access to the garden. Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with extractor over, waist level oven, inset one ½ bowl drainer/ sink unit with mixer tap, integrated fridge freezer, dishwasher and washing machine, radiator, breakfast bar.

BEDROOM ONE

17'5 into bay x 9'5 (5.31m into bay x 2.87m)

Inset down lights, radiator, double glazed bay window to front aspect.

BEDROOM TWO

9'7 x 8'1 (2.92m x 2.46m)

Radiator, double glazed window to side aspect.

BEDROOM THREE

9'6 x 7'8 (2.90m x 2.34m)

Radiator, double glazed window to front aspect.

BATHROOM

White suite comprising a P shaped panelled bath with mixer tap and shower over bath with rain style shower head and further hand-held shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, chrome ladder style heated towel rail, tiled walls, tile effect vinyl flooring, extractor for ventilation, lighting and double glazed pattern glass window to side.

REAR GARDEN

Well-cultivated and landscaped garden with stone patio abutting the property. The patio is big enough to take a good sized table and chairs to entertain, ample barbequing area, section of lawn and planting areas, gated access to front, wooden shed, outside water tap.

FRONT GARDEN

Off road parking for multiple vehicles, section of lawn, gates access to rear garden.

Council Tax Band: C



GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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
(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.