

ESTATE AGENTS

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Guide Price £400,000

*** GUIDE PRICE £400,000 TO £425,000 ***

PCM Estate Agents are delighted to present to the market a rare and exciting opportunity to acquire this CHAIN FREE, exceptionally well-presented EXTENDED DETACHED THREE/FOUR BEDROOMED BUNGALOW offering versatile accommodation with a BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING and A GARAGE.

Approached via the block paved drive providing OFF ROAD PARKING for multiple vehicles in addition to a BEAUTIFULLY LANDSCAPED REAR GARDEN. Inside the versatile accommodation comprises an entrance hall, DUAL ASPECT BAY FRONTED LOUNGE-DINING ROOM, MODERN KITCHEN with INTEGRATED APPLIANCES and solid wood worktops, SHOWER ROOM, MASTER BEDROOM with interconnecting room which could be utilised as an occasional fourth bedroom/dressing room/snug and TWO FURTHER WELL-PROPORTIONED BEDROOMS.

The property is positioned on this sought after road within this favorable region of Hastings and offers well appointed accommodation with modern comforts including gas fired central heating and double glazing.

The bungalow offers AMPLE STORAGE SPACE and is positioned in a sought-after region of the town, close to popular schooling establishments, within easy reach of nearby amenities. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Wood effect Karndean flooring, radiator, loft hatch providing access to loft space, two storage cupboards.

LOUNGE-DINING ROOM

18'6 max x 17' into bay (5.64m max x 5.18m into bay)

Continuation of the Karndean flooring, double radiator, single radiator, coving to ceiling, dado rail, television and telephone point, fireplace with wooden fire surround and stone hearth, dual aspect room with two double glazed windows to side and a double glazed bay window to front aspect.

KITCHEN

10'7 narrowing to 7'10 x 10'10 (3.23m narrowing to 2.39m x 3.30m)

Tiled walls, tiled flooring, under cupboard lighting, fitted with a matching range of eye and

base level, cupboards and drawers fitted with soft close hinges and having solid wood worktops over, inset stainless steel one & ½ bowl drainer sink with mixer tap, AEG four ring electric induction hob with fitted AEG cooker hood over and oven and grill below, integrated Miele washing machine, integrated Bosch dishwasher, freestanding AEG tall fridge freezer (incorporated within the sale), down lights, double glazed window and door to side aspect.

BEDROOM ONE

15'4 x 12'1 (4.67m x 3.68m)

Combination of wall and ceiling lighting, ceiling fan, two double radiators, television point, double glazed window to rear aspect with views onto the garden, double glazed French doors opening to garden, door to:

INTERCONNECTING ROOM

12'4 x 9'6 (3.76m x 2.90m)

Could be utilised as a dressing room, snug or occasional fourth bedroom. Double radiator, coving to ceiling, double glazed window to side aspect.

BEDROOM TWO

13'5 x 10'7 (4.09m x 3.23m)

Coving to ceiling, wood effect Karndean flooring, radiator, double glazed window and door to rear aspect with views and access onto the garden.

BEDROOM THREE

10'4 x 7'6 (3.15m x 2.29m)

Continuation of the wood effect Karndean flooring, radiator, double glazed window to front aspect.

SHOWER ROOM

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, ladder style heated towel rail, vanity enclosed wash hand basin, concealed cistern dual flush low level wc, tiled walls, two double glazed pattern glass windows to side aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, lawned front garden.

ATTACHED GARAGE

16'5 x 7'9 (5.00m x 2.36m)

Up and over door, power and light, double glazed personal door to rear garden.

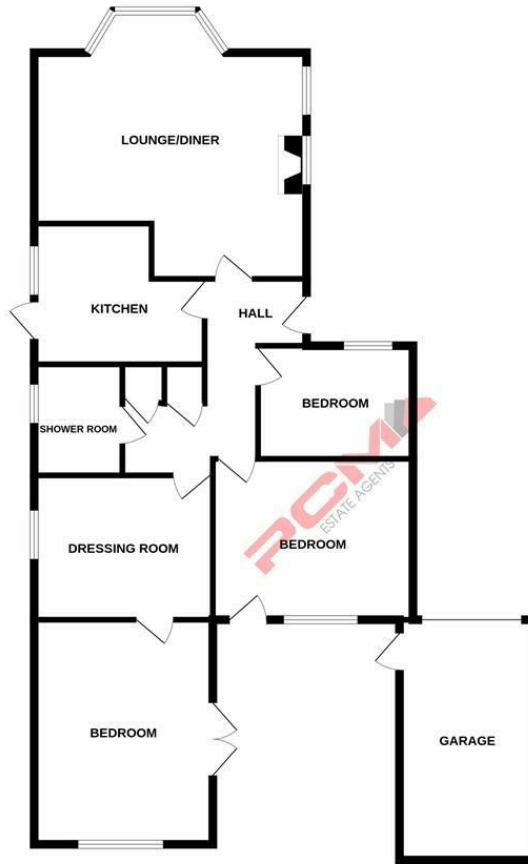
REAR GARDEN

Beautifully landscaped with several seating areas, combination of decked patio and stone/ paved patio, gated side access to front, planted areas with mature flowering shrubs.

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			
(81-91) B			
(69-80) C		69	
(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	