



ESTATE AGENTS

17, Park Avenue, Hastings, TN34 2PG

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Offers In Excess Of £280,000

PCM Estate Agents are delighted to present to the market CHAIN FREE this SEMI-DETACHED BUNGALOW with modern comforts including double glazed windows and a driveway providing OFF ROAD PARKING for multiple vehicles.

The property currently has electric heating but there is gas laid on to the property so this could be adjusted to gas fired central heating. Accommodation comprises a porch onto entrance hall, LOUNGE-DINER, kitchen, TWO BEDROOMS, bathroom, separate wc and CONSERVATORY. The property has a LARGE LOW-MAINTENANCE GARDEN and OFF ROAD PARKING.

Conveniently positioned on this sought-after road, close to bus routes and other local amenities. This property must be viewed to fully appreciate the overall space and position on offer.

Please call the owners agents now to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Further double glazed door opening to:

ENTRANCE HALL

Wall mounted electric storage radiator, cupboard concealed meters, loft hatch providing access to loft space, door to:

LIVING ROOM

15'2 into bay x 10'6 (4.62m into bay x 3.20m)

Brick fireplace, television point, double glazed bow window to front aspect.

KITCHEN

11'5 x 9'1 (3.48m x 2.77m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, part tiled walls, inset drainer-sink, electric storage radiator, double glazed windows to side and rear aspects, double glazed door to:

CONSERVATORY

10'4 x 9'5 (3.15m x 2.87m)

Part brick construction, double glazed windows to both side elevations, double glazed window and door to rear with a pleasant outlook and access to the garden, wood laminate flooring, wall mounted gas fire.

BEDROOM ONE

12'8 x 10' (3.86m x 3.05m)

Double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

10'4 x 7'5 (3.15m x 2.26m)

Wall mounted electric storage radiator, double aspect with double glazed windows to side and front aspects.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, heated towel rail, part tiled walls, double glazed pattern glass window to side aspect.

SEPARATE WC

Low level wc, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Steps down to the front door with handrail, sections laid with stone, concrete driveway to the side with gated access to:

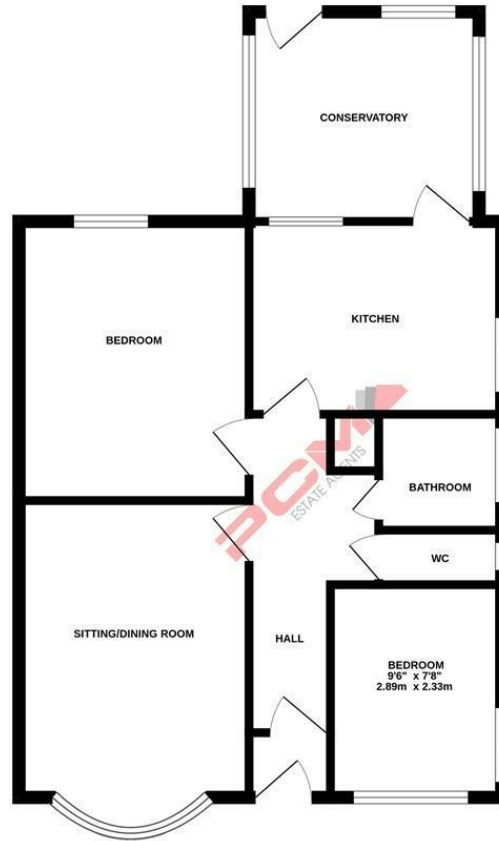
REAR GARDEN

Landscaped and very low-maintenance, being paved with patio and areas of stone, fenced boundaries, two wooden sheds. Offering a lovely aspect with views over Hastings.

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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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		

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.