



ESTATE AGENTS

19, Willowbed Walk, Hastings, TN34 2QL

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £315,000

PCM Estate Agents are offering to the market CHAIN FREE an opportunity to purchase this DETACHED TWO BEDROOMED BUNGALOW tucked away in this quiet position, with AMPLE OFF ROAD PARKING, GARAGE and modern comforts including gas fired central heating and double glazing.

Whilst the bungalow is in need of some modernisation, it offers good POTENTIAL FOR IMPROVEMENT. Accommodation comprises a porch onto entrance hall, DUAL ASPECT LOUNGE-DINER, kitchen, TWO LARGE DOUBLE BEDROOMS and a SHOWER ROOM. To the front, an EXPANSIVE DRIVEWAY provides OFF ROAD PARKING for multiple vehicles and the REAR GARDEN is established and IN NEED OF SOME CULTIVATION, offering ample outside space to enjoy.

Positioned on this sought-after street, set back from the road and offering lots of privacy. This BUNGALOW must be viewed to fully appreciate the convenient position and space on offer. Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

UPVC construction with windows to both side and front elevations, further double glazed door opening to:

ENTRANCE HALL

Radiator, large storage cupboard, airing cupboard housing immersion heater, loft hatch providing access to loft space.

LOUNGE-DINER

15'2 into bay x 18'2 narrowing to 11' (4.62m into bay x 5.54m narrowing to 3.35m)

Dual aspect room with double glazed window having pattern glass to side aspect, double glazed bay window to front, two radiators, television and telephone points, fireplace, coving to ceiling, serving hatch through to:

KITCHEN

9'9 x 8'8 (2.97m x 2.64m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, tiled splashbacks, electric cooker, inset resin sink with drainer and mixer tap, space for tall fridge freezer, space and plumbing for washing machine, serving hatch through to lounge-dining room, down lights, double glazed window and door with pattern glass window to side aspect.

BEDROOM ONE

14'1 x 11'6 (4.29m x 3.51m)

Built in wardrobes, radiator, coving to ceiling, double aspect room with double glazed window to front and double glazed window to rear with pleasant garden views.

BEDROOM TWO

12'1 x 8'1 (3.68m x 2.46m)

Coving to ceiling, radiator, double glazed window to rear aspect with pleasant views onto the garden.

SHOWER ROOM

Large walk in shower enclosure, low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, wall mounted Heatstore fan heater, radiator, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles in tandem, front garden planted with mature plants and shrubs, gated side access down both side elevations.

GARAGE

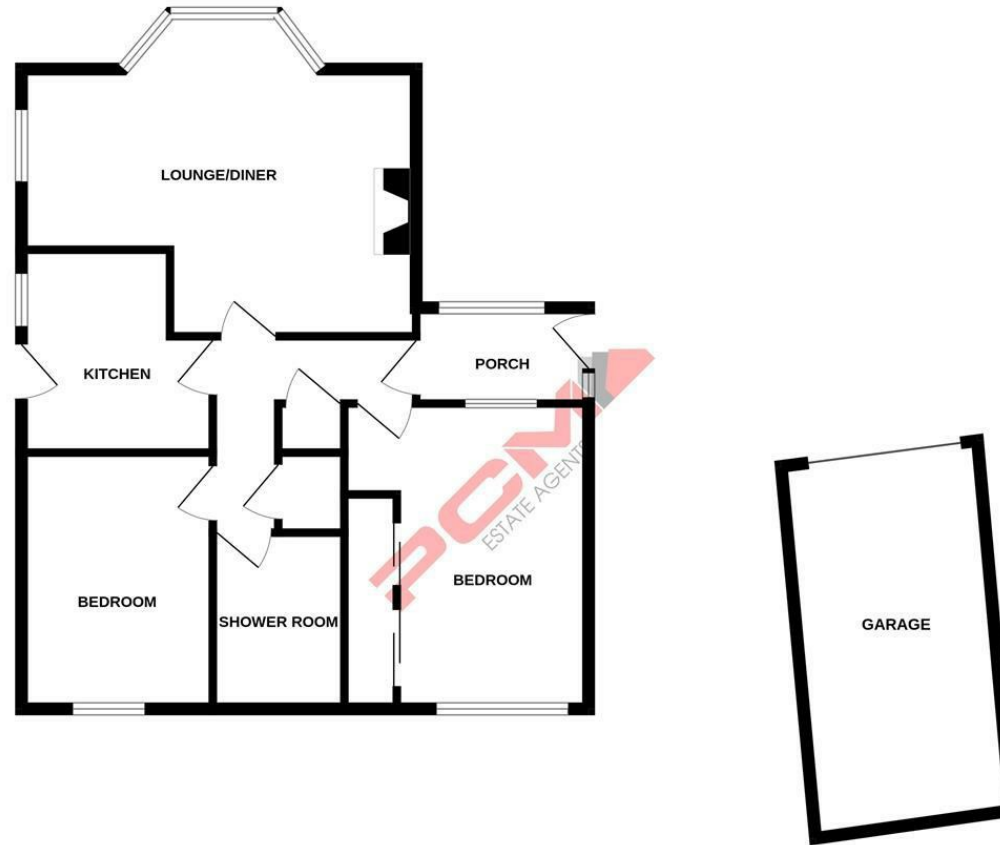
Up and over door.

REAR GARDEN

Well-established good sized garden mainly laid to lawn with a stone patio, seating areas, greenhouse, planted with a variety of mature shrubs, plants and flowers, gated side access down both side elevations to the front. The garden backs onto St Helens Woods, offering a private and tranquil outside space for the garden enthusiast or to simply sit out and enjoy.



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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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	