



PCMA
ESTATE AGENTS

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Price £325,000

PCM Estate Agents offer to the market an opportunity to purchase this CHAIN FREE TWO BEDROOMED DETACHED BUNAGLOW, IN NEED OF MODERNISATION but occupying a GOOD SIZED PLOT and position on a sought-after road on the outskirts of Hastings close to Guestling.

The property benefits from having gas fired central heating but is in need of refurbishment throughout, offering great potential for any buyer to improve or adapt.

Conveniently positioned on the outskirts of Hastings, within easy reach of amenities within Ore and link roads leading to the nearby cinque port town of Rye, Pett Level and Fairlight.

Viewing comes highly recommended if you are looking for a property occupying a LEVEL PLOT with POTENTIAL FOR IMPROVEMENT. Please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Picture rail, radiator, telephone point, two storage cupboards, loft hatch providing access to loft space.

LOUNGE-DINER

25' narrowing to 20' x 13'2" narrowing to 7'7" (7.62m narrowing to 6.10m x 4.01m narrowing to 2.31m)

Triple aspect wooden framed windows to front, side and rear elevations with secondary glazing, door opening to the garden, picture rail, two radiators, television point, wall mounted gas fire.

KITCHEN

10'4" x 9'1" (3.15m x 2.77m)

Wall mounted boiler, double radiator, part tiled walls, double glazed UPVC double glazed windows and doors to rear aspect providing access to the garden. Fitted with a range of base level cupboards, inset stainless steel sink with mixer tap, space for cooker, part tiled walls.

BEDROOM ONE

14'9" into bay x 13'4" (4.50m into bay x 4.06m)

Double aspect wooden framed windows with single glazing to the front and side elevations, picture rail, radiator.

BEDROOM TWO

13'2" x 10'8" (4.01m x 3.25m)

Picture rail, built in cupboard, radiator, UPVC double glazed window to side aspect.

BATHROOM

Panelled bath, wall mounted wash hand basin, UPVC double glazed windows to rear aspect.

WC

Low level wc, UPVC double glazed windows to rear aspect.

FRONT GARDEN

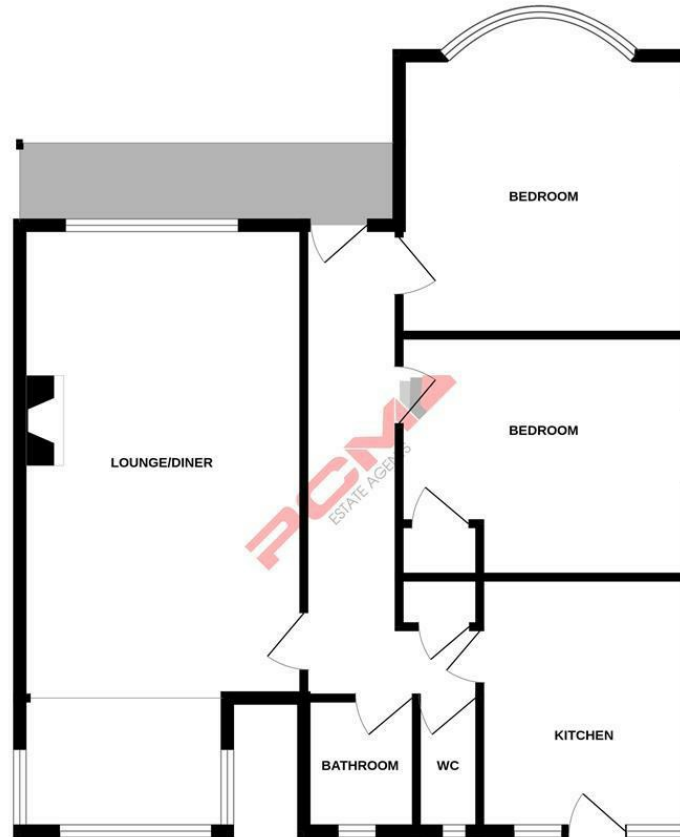
In need of cultivation and mainly laid to lawn with pathway leading to front door, there is a paved path and access down both side elevations and potential for off road parking subject to the relevant planning and building consents.

REAR GARDEN

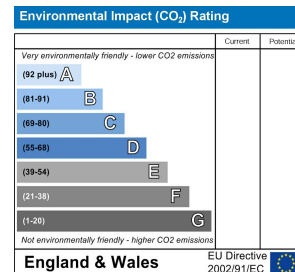
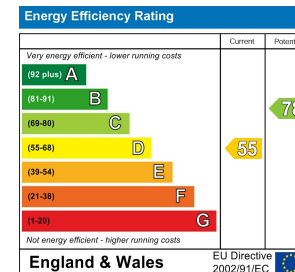
In need of cultivation with a paved patio abutting the property, pathways to both side elevations leading to the front.



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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