



ESTATE AGENTS

2, Piltdown Close, Hastings, TN34 1UU

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Price £259,950

PCM Estate Agents welcome to market this TWO BEDROOM END OF TERRACED EXTENDED BUNGALOW with a CORNER PLOT GARDEN & GARAGE, located in a quiet cul-de-sac within easy reach of Alexandra Park and Hastings town centre. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hallway, LOUNGE, 18ft CONSERVATORY, kitchen, TWO DOUBLE BEDROOMS and a WET ROOM. Externally the property offers a PRIVATE AND SECLUDED REAR GARDEN in addition to a GARAGE.

Located in a popular cul-de-sac within reach of many amenities that Hastings has to offer. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Built in storage cupboards, radiator, airing cupboard, loft hatch providing access to loft space.

LOUNGE

15'9 x 11'6 (4.80m x 3.51m)

Double glazed sliding doors to rear aspect, radiator, leading to:

CONSERVATORY

18'10 x 5'7 (5.74m x 1.70m)

Double glazed windows to rear and side aspect, door leading out to the garden.

KITCHEN

11'5 x 7'9 (3.48m x 2.36m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, double glazed window to front and side aspect, door to side aspect leading out to the garden.

BEDROOM

9'11 plus wardrobe x 8'8 (3.02m plus wardrobe x 2.64m)

Range of fitted wardrobes and drawers, double glazed window to rear aspect, radiator.

BEDROOM

9'5 max x 8'4 (2.87m max x 2.54m)

Double glazed window to front aspect, radiator.

WET ROOM

Shower, wc, wash hand basin, tiled walls, extractor fan.

REAR GARDEN

Wrap around private garden, mainly to the side of the property with patio area ideal for seating and leading to an area of lawn, enclosed fenced and hedged boundaries, storage shed.

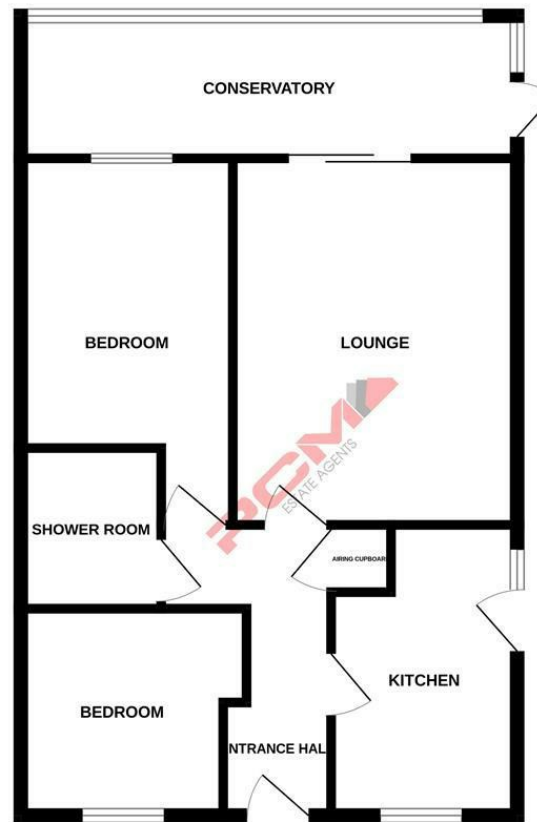
GARAGE

Up and over door, personal door and window to side aspect.

Council Tax Band: B



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			88
(81-91) B			
(69-80) C		71	
(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.