



ESTATE AGENTS

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Price £190,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this well-appointed ONE BEDROOMED BUNGALOW with CONSERVATORY and a block paved drive providing OFF ROAD PARKING and an ENCLOSED GARDEN, conveniently positioned within easy reach of bus routes.

The property has modern comforts including gas fired central heating, double glazing and accommodation comprising an entrance hall, lounge-diner, MODERN KITCHEN, LARGE DOUBLE BEDROOM, SHOWER ROOM and a CONSERVATORY.

These properties rarely come to the market and this home offers well-appointed accommodation throughout that must be viewed to fully appreciate the convenient position on offer.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Oak wood flooring, open plan to:

LOUNGE-DINING ROOM

14' max x 9'7 (4.27m max x 2.92m)

Continuation of the oak wood flooring, radiator, feature fireplace, UPVC double glazed window to front aspect, door to inner hall and open plan to:

KITCHEN

6'4 x 6'2 (1.93m x 1.88m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, inset drainer-sink unit with mixer tap, breakfast bar, integrated under counter fridge freezer, part tiled walls, continuation of the oak wood flooring, UPVC double glazed window to rear aspect looking into the conservatory.

INNER HALL

Continuation of the oak wood flooring, doors opening to bedroom, shower room and conservatory. Large storage cupboard housing the wall mounted boiler and offering additional storage space.

CONSERVATORY

13'1 x 10'5 (3.99m x 3.18m)

UPVC construction with double glazed windows to both side and rear elevations, UPVC double glazed French doors to garden, tiled flooring with underfloor heating, part brick construction with polycarbonate roof.

BEDROOM

14'3 x 9'8 (4.34m x 2.95m)

Continuation of the oak wood flooring, radiator, UPVC double glazed window to front aspect.

SHOWER ROOM

Large walk in shower enclosure with electric shower, wall mounted vanity enclosed wash hand basin with chrome mixer tap, low level wc, ladder style heated towel rail, tiled walls, tiled flooring, extractor fan for ventilation, UPVC double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

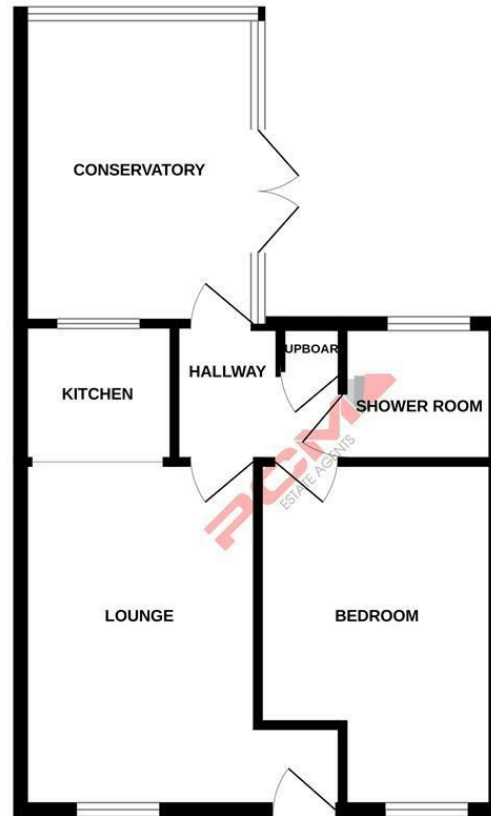
Block paved driveway providing off road parking and a section of lawn. Currently the driveway is not accessible due a fence running along the front boundary, this could easily be removed and re-instated as a driveway.

REAR GARDEN

Wrap around garden laid to lawn with a seating area, gated access down the side elevation to the front, planting areas and a wooden shed.



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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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.