



ESTATE AGENTS

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Price £329,950

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this SEMI-DETACHED TWO BEDROOMED BUNGALOW positioned on this sought-after road within Hastings, close to bus routes and nearby amenities. The property has a driveway providing OFF ROAD PARKING for multiple vehicles and also a CAR PORT in addition to an ENCLOSED LANDSCAPED LOW-MAINTENANCE REAR GARDEN.

Inside, the property offers modern comforts including gas fired central heating, double glazing and well-appointed accommodation comprising an entrance hall with AMPLE STORAGE SPACE, LOUNGE-DINER, kitchen, TWO BEDROOMS and a bathroom with separate shower.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

### **SPACIOUS ENTRANCE HALL**

Radiator, loft hatch providing access to loft space, coving to ceiling, wall mounted thermostat control for gas fired central heating, thermostat control for central heating, airing cupboard housing immersion heater for water and also offering additional storage space, additional cupboard housing consumer unit for electrics with additional storage space, door to:

### **LOUNGE-DINER**

15'1 x 12'2 (4.60m x 3.71m)

Coving to ceiling, dado rail, double radiator, television point, fireplace, double glazed sliding patio doors providing a pleasant outlook and access onto the garden.

### **KITCHEN**

12'6 x 8'3 (3.81m x 2.51m)

Coving to ceiling, wood flooring, double radiator, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, incorporated within the sale is a freestanding dual fuel cooker and washing machine, space for tumble dryer, double glazed window to side aspect, double glazed window and door to rear aspect with views and access onto the garden.

### **BEDROOM**

14' x 11'2 (4.27m x 3.40m)

Coving to ceiling, television point, radiator, telephone point, double glazed window to front aspect.

### **BEDROOM**

10'4 x 9'3 (3.15m x 2.82m)

Radiator, dual aspect with double glazed windows to side and front aspects.

### **OUTSIDE - FRONT**

Paved front garden with planting beds, steps up to front door, driveway to the side providing off road parking and leading to:

### **CAR PORT**

16'6 x 8'5 (5.03m x 2.57m )

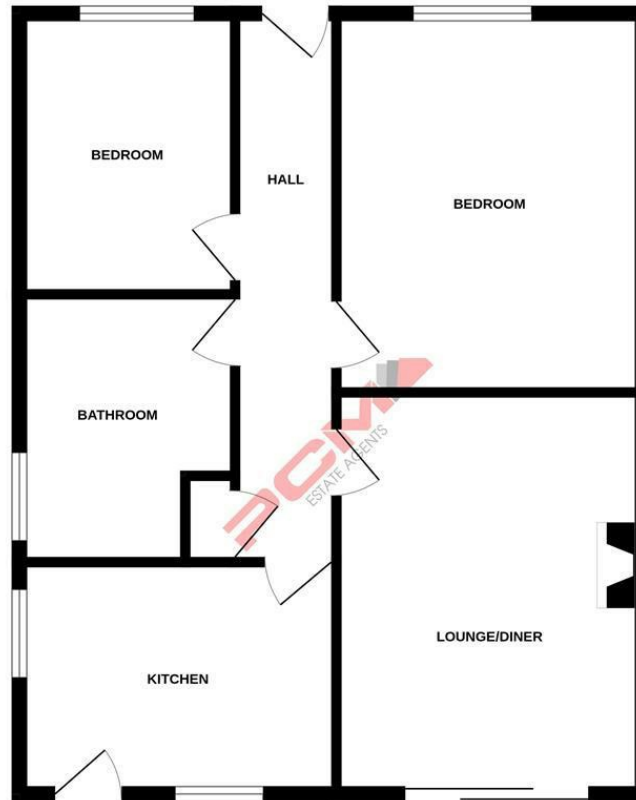
Canopied with wooden partially glazed door to side aspect leading into the garden.

### **REAR GARDEN**

Landscaped with a concrete patio abutting the property, brick retaining wall with a few steps up to a level section of lawn with raised planted bed beyond, 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                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |