



**PCMA**  
ESTATE AGENTS

**6, Ravine Close, Hastings, TN34 2BH**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £330,000**



\*\*\* GUIDE PRICE £330,000 to £340,000\*\*\*

PCM Estate Agents welcome to the market this TWO BEDROOMED DETACHED CHALET BUNGALOW with LARGE LOFT ROOM, located in this RARELY AVAILABLE quiet cul-de-sac within the popular Blacklands region of Hastings, within easy reach of Alexandra Park and Hastings town centre.

The property is well-presented throughout and offers spacious and versatile accommodation comprising an entrance hallway, 23ft LOUNGE-DINING ROOM, separate KITCHEN with CENTRAL ISLAND, TWO DOUBLE BEDROOMS and a bathroom. To the first floor there is a spacious 21ft LOFT ROOM providing additional living space with storage. Externally the property enjoys a PRIVATE AND SECLUDED FAMILY FRIENDLY GARDEN, whilst to the front there is AMPLE OFF ROAD PARKING leading to an INTEGRAL GARAGE.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs leading to first floor accommodation, under stairs storage cupboard, airing cupboard, radiator, double glazed window to front aspect, archway leading to:

#### **LOUNGE-DINER**

23'2 x 13'10 max (7.06m x 4.22m max )

Split level room with the lounge area featuring a fire surround, double glazed window to front aspect, radiator, stairs up to the dining area offering ample space for dining table and chairs, double glazed window to front aspect, radiator.

#### **KITCHEN-BREAKFAST ROOM**

13'3 x 13'1 (4.04m x 3.99m)

Comprising a range of eye and base level units with worksurfaces, central island with a breakfast bar and built in storage, four ring gas hob with extractor above and oven & grill below, inset one one & ½ bowl inset sink with mixer tap,

integrated fridge freezer, space and plumbing for washing machine, space for tumble dryer, double glazed window and door to rear aspect leading out to the garden.

#### **BEDROOM**

11'5 x 10' (3.48m x 3.05m)

Double glazed window to side aspect, radiator.

#### **BEDROOM**

10'11 max x 9'10 max (3.33m max x 3.00m max)

Built in wardrobe, double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, extractor fan, tiled walls, tiled flooring, double glazed obscured window to side aspect.

#### **LOFT ROOM**

21'7 max x 6'10 (6.58m max x 2.08m)

Comprising an additional living space with double glazed window to rear aspect, Velux window to side aspect, radiator, three access points into the eaves providing ample storage space.

#### **REAR GARDEN**

Private and secluded, predominantly level featuring a patio area ideal for seating and entertaining in addition to a large storage shed/ workshop, area laid to lawn and featuring some mature shrubs, enclosed fenced boundaries and side access to the front of the property.

#### **GARAGE**

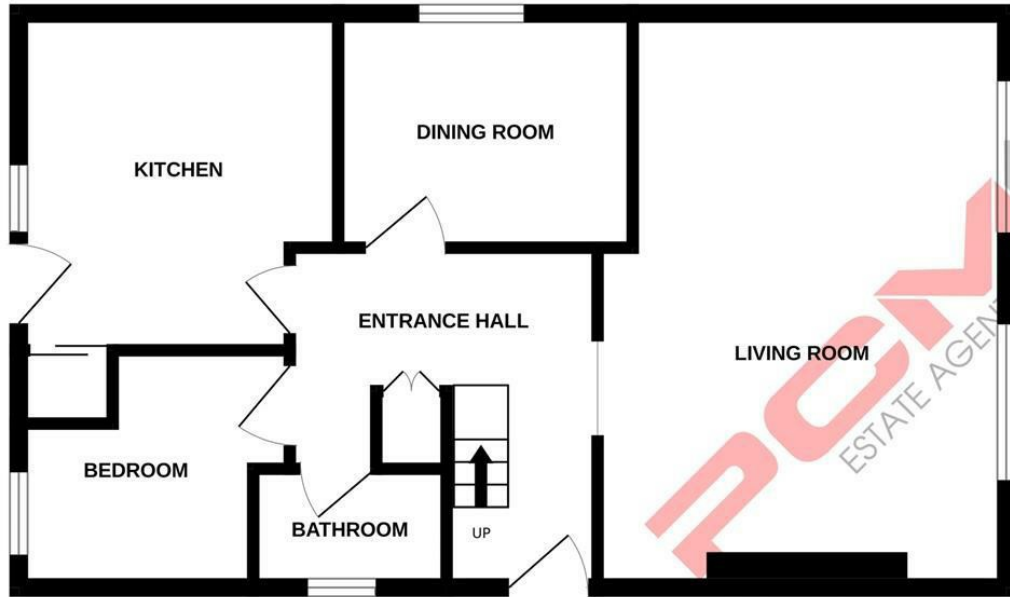
Up and over door, power and light.

Council Tax Band: D

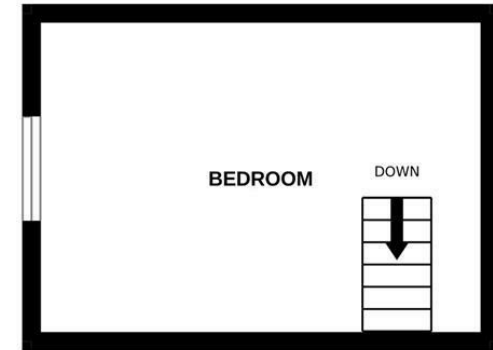




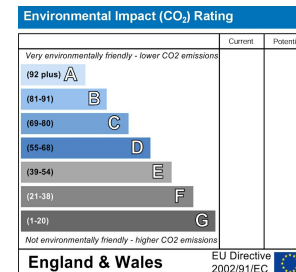
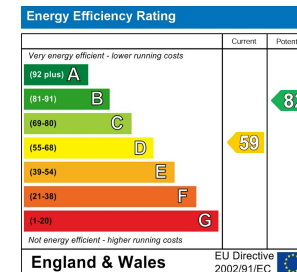
GROUND FLOOR



1ST 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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