



PCMA

ESTATE AGENTS

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Offers In Excess Of £330,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well proportioned DETACHED THREE BEDROOM BUNGALOW with GARAGE, conveniently positioned in this popular road within Hastings, close to popular schooling establishments and bus routes.

Offering modern comforts including GAS CENTRAL HEATING and double glazing and further comforts include wood burning stoves in the living room and the CONSERVATORY. The property also benefits from having SEA VIEWS, GARAGE, WOKSHOP and off road parking.

Inside the accommodation comprises entrance hall, LOUNGE/DINER, MODERN KITCHEN, separate utility room, conservatory, three bedrooms and a bathroom.

The property would suit a family with children with its WRAP AROUND GARDEN and decking or those looking for a property to downsize into.

Please call the owners agents now to book your appointment to view.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Radiator, loft hatch, oak flooring, doorway to;

KITCHEN

14'4 max x 8'6 (4.37m max x 2.59m)

Fitted with a range of eye and base level units with work surfaces over, four ring electric hob with extract above, integrated double oven and grill, inset sink with mixer tap, part tiled walls, wooden flooring, integrated dishwasher and space for fridge freezer, oak flooring, door to utility room, open plan to;

LOUNGE-DINER

21'2 x 13'4 (6.45m x 4.06m)

Dual aspect living with double glazed window to front aspect and double glazed patio doors to rear aspect, oak flooring, wood burner with tiled hearth, double doors opening to;

CONSERVATORY

19'3 max x 12'9 max narrowing to 8'1 (5.87m max x 3.89m max narrowing to 2.46m)

UPVC construction, carbonate roof, wood burner with tiled hearth, tile effect LVT flooring, double glazed window to front, side and rear aspects with double doors

onto rear aspect leading to a raised decked area allowing for a pleasant outlook onto the garden and far reaching views beyond, return door to lounge.

UTILITY ROOM

10'4 x 6' (3.15m x 1.83m)

Space and plumbing for washing machine and tumble dryer, worktops, wall mounted boiler, double glazed windows to side and rear aspects with door onto garden, return door to kitchen.

BEDROOM

8'11 x 8'9 (2.72m x 2.67m)

Double glazed window to front aspect, radiator, newly fitted carpets.

BEDROOM

11'6 x 9' (3.51m x 2.74m)

Double glazed window to front aspect, radiator, newly fitted carpets.

BEDROOM

10'10 x 9'5 (3.30m x 2.87m)

Double glazed windows to side and rear aspects, radiator, newly fitted carpets.

BATHROOM

6'11 x 5'11 (2.11m x 1.80m)

Panelled bath with mixer tap and shower attachment above, shower screen, newly installed concealed cistern low level dual flush wc with a vanity enclosed wash hand basin to the side with a chrome mixer tap and tiled splashback, radiator, double glazed obscured window to rear aspect, inset ceiling spotlights, extractor fan, newly fitted tile effect LVT flooring.

WORKSHOP

16'8 x 15' (5.08m x 4.57m)

Windows to side and rear aspect, doors to side and rear aspects.

REAR GARDEN

Predominantly south facing.

FRONT GARDEN

Off road parking for multiple vehicles.

GARAGE

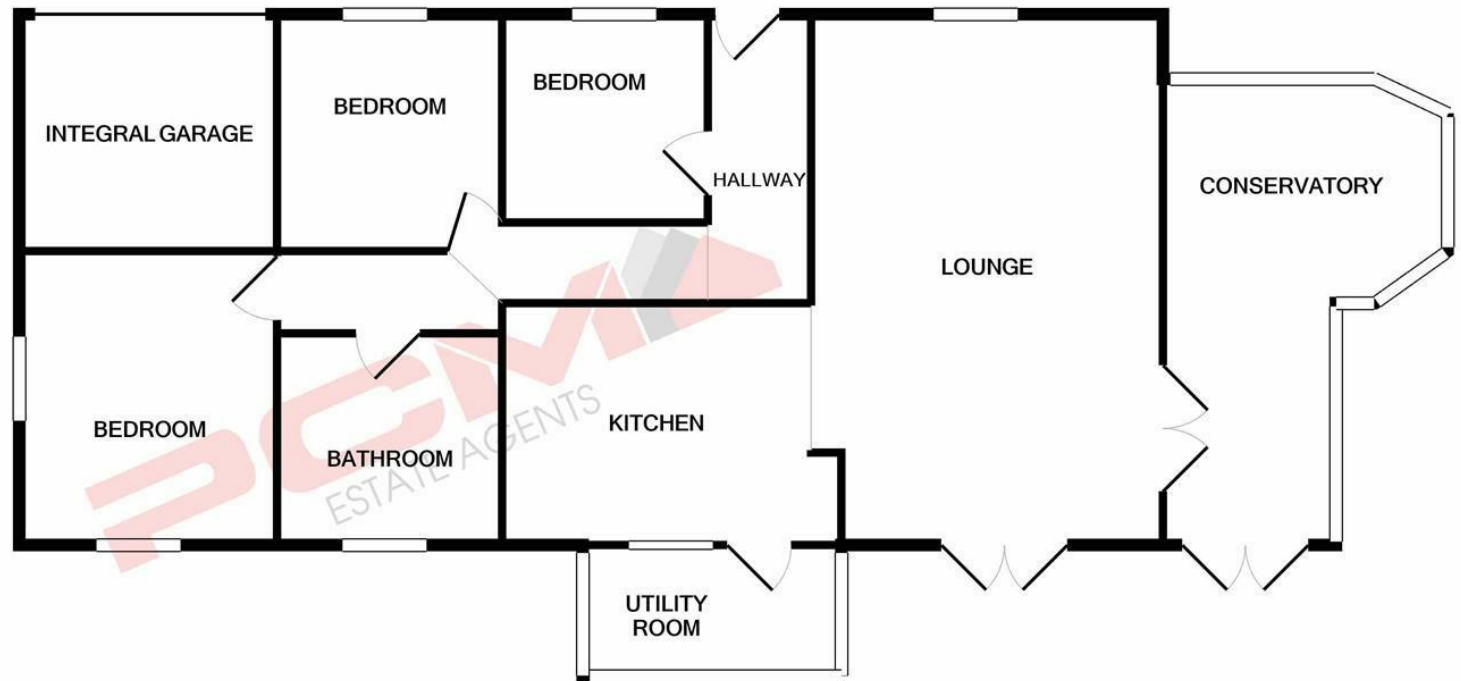
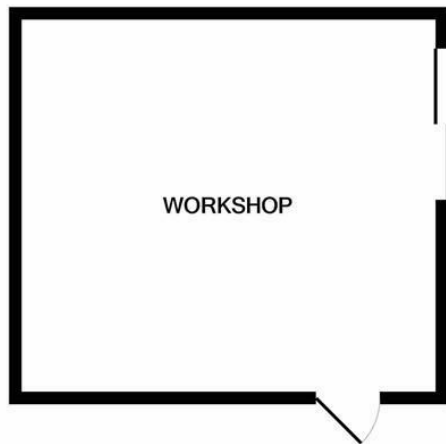
Up and over door

AGENTS NOTE

A new roof was installed onto the garage in 2022, since the current owner took ownership of the property.

Council Tax Band: D





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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