



ESTATE AGENTS

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Price £395,000

A RARE OPPORTUNITY has arisen to acquire this BRAND NEW TWO DOUBLE BEDROOMED DETACHED BUNGALOW offered to the market CHAIN FREE. Located on this highly sought-after road within the St Helens region of Hastings, with good public transport links to Hastings town centre, whilst also being within easy reach of Alexandra Park.

The property has been constructed to an excellent standard throughout and features modern comforts such as UNDERFLOOR HEATING and AIR SOURCE HEAT PUMP. Accommodation is spacious throughout and comprises an entrance hallway, 18ft LOUNGE being OPEN PLAN to a 13ft BESPOKE FITTED KITCHEN having a range of INTEGRATED APPLIANCES and BREAKFAST BAR, there are TWO GOOD SIZED DOUBLE BEDROOMS and a LUXURY BATHROOM SUITE with freestanding bath and separate walk-in double shower.

Externally the property occupies a GENEROUS PLOT with LARGE GARDENS to the side and rear of the property, providing ample space for outdoor living & entertaining, whilst also providing access to an UNDER CROFT STORAGE ROOM. To the front there is a driveway providing OFF ROAD PARKING for multiple vehicles.

Viewing comes highly recommended for those seeking a BEAUTIFULLY PRESENTED BRAND NEW DETACHED BUNGALOW, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Wall mounted security alarm panel, airing cupboard, open plan to:

LOUNGE

18'5 x 13'7 (5.61m x 4.14m)

Light and airy room with double glazed French doors to side aspect leading out to the garden, skylight, wall mounted thermostat control, underfloor heating, television point, open plan to:

KITCHEN

13'5 x 9'8 (4.09m x 2.95m)

Beautifully presented and fitted with a range of eye and base level units with breakfast bar and worksurfaces over, integrated oven and grill, space for American style fridge freezer, integrated dishwasher, stainless steel inset sink with flexi mixer tap, integrated washing machine, integrated waste bin, electric hob with extractor above, double glazed obscured window to side aspect.

BEDROOM

13'1 x 11'4 (3.99m x 3.45m)

Wall mounted thermostat control, television point, double glazed window to front aspect.

BEDROOM

13'10 x 9'8 (4.22m x 2.95m)

Wall mounted thermostat control, television point, double glazed window to front aspect.

BATHROOM

9'8 x 8'4 (2.95m x 2.54m)

Luxury suite comprising a freestanding bath with mixer tap, walk in double shower with rainfall style shower attachment and shower screen, wash hand basin with tiled splashback and ample storage below, dual flush wc, tiled flooring with matching part tiled walls, extractor fan, double glazed obscured window to side aspect.

GARDEN

The property occupies a generous corner plot position with fantastic wrap around garden to the side and rear of the property. There is a large decked area that can be accessed from the lounge and provides ample space for seating and entertaining, the rest of the garden is predominantly laid to lawn with fenced and hedged boundaries, there are exterior power points and exterior lighting. The garden also provides access to an under croft storage room.

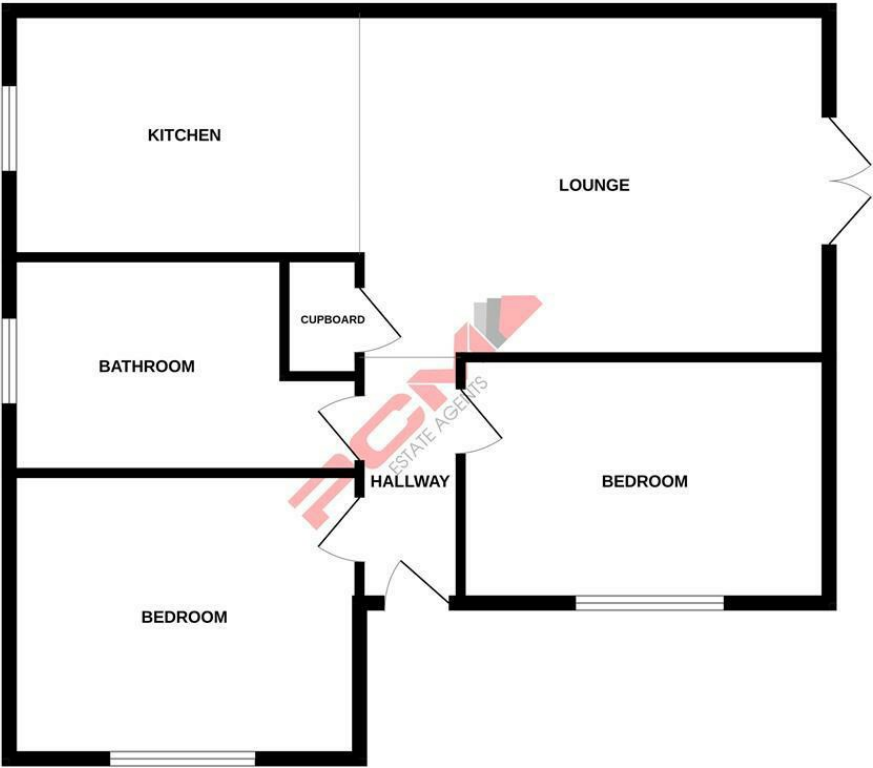
OUTSIDE - FRONT

Large block paved driveway providing off road parking for multiple vehicles and an area of front garden.

Council Tax Band: D



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 misstatement. 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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