



ESTATE AGENTS

**14, Richborough Close, Hastings, TN34 2PB**

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**Price £320,000**



PCM Estate Agents are offering to the market CHAIN FREE an opportunity to purchase this SEMI-DETACHED TWO BEDROOM BUNGALOW tucked away in a quiet cul-de-sac location with a GARAGE, DRIVEWAY and an ENCLOSED REAR GARDEN. The property is IN NEED OF MODERNISATION but offers modern comforts including gas fired central heating and double glazing.

Accommodation comprises an entrance hall, LOUNGE-DINER, kitchen, TWO BEDROOMS, SHOWER ROOM and a SEPARATE WC.

Located within easy reach of bus routes and nearby amenities. Please call the owners agents now to book your viewing and avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Loft hatch to loft space, double radiator, wall mounted thermostat control for gas fired central heating, telephone point, airing cupboard housing the immersion heater, cupboard concealed electric meters.

### **LIVING ROOM**

17'4 x 12'8 (5.28m x 3.86m)

Coving to ceiling, picture rail, double radiator, gas fire, double glazed bow window to front aspect.

### **KITCHEN**

12'6 x 10'6 (3.81m x 3.20m)

Double radiator, part tiled walls, wood effect vinyl flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space and plumbing for washing machine, space for tall fridge freezer, inset drainer-sink unit, wall mounted boiler, dual aspect room with double glazed window to side and double glazed window and door to rear aspect. Door to:

### **REAR PORCH**

Window and door to rear aspect having views and access onto the garden.

### **BEDROOM**

13'4 x 12'6 (4.06m x 3.81m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

### **BEDROOM**

10'6 x 8'7 (3.20m x 2.62m)

Coving to ceiling, radiator, double glazed window to front aspect.

### **SHOWER ROOM**

Walk in shower, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, double glazed obscured glass window to side aspect.

### **SEPAATE WC**

Low level wc, double glazed obscured glass window to side aspect.

### **OUTSIDE -FRONT**

Lawned front garden with a few steps up to the front door, path leading to the front door, driveway, gated side access to garden.

### **GARAGE**

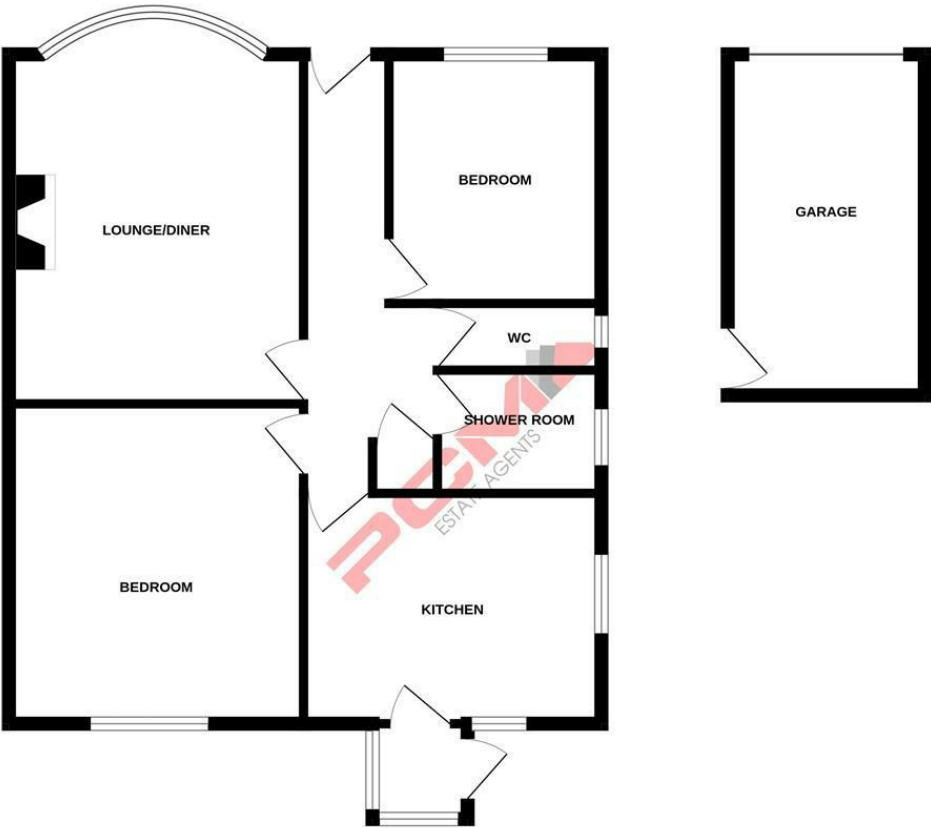
Up and over door, personal door to garden.

### **REAR GARDEN**

Laid to lawn with fenced boundaries, gated access to driveway, wooden shed, planting beds, personal door to the garage.



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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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		88
(81-91) B		
(69-80) C		68
(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 <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