



ESTATE AGENTS

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**Price £375,000**

PCM Estate Agents are delighted to present to the market an opportunity to purchase this DETACHED TWO BEDROOM BUNGALOW offered to the market CHAIN FREE. Conveniently positioned on this incredibly sought-after road within Hastings, with a DRIVEWAY, GARAGE and an ENCLOSED PRIVATE LANDSCAPED GARDEN. LOVELY VIEWS can be enjoyed from the rear facing accommodation as well as from the garden, including views to the sea.

Inside the accommodation comprises an entrance hall, DUAL ASPECT LOUNGE, DINING ROOM, kitchen, CONSERVATORY, TWO BEDROOMS, SHOWER ROOM and a SEPARATE WC. Modern comforts include gas fired central heating and double glazing. The REAR GARDEN is of a GOOD SIZE and provides access to an area of under croft storage. Whilst the property is in need of some modernisation it would present well to the market, offering POTENTIAL TO IMPROVE.

Conveniently positioned within easy reach of amenities and bus routes, viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening onto:

#### **ENTRANCE HALL**

Loft hatch providing access to loft space, radiator, coving to ceiling, wall mounted thermostat control for gas fired central heating, good sized storage cupboard.

#### **DUAL ASPECT LOUNGE**

16'9 x 12'9 (5.11m x 3.89m)

Double glazed windows to side and rear aspects with lovely views extending over the garden and far reaching views beyond, on a clear day you can see the sea and across to Beachy Head. There is a tiled open fireplace, coving to ceiling, radiator, television point, wall lighting and ceiling lighting, door to:

#### **DINING ROOM**

9'2 x 8' (2.79m x 2.44m)

Radiator, coving to ceiling, double glazed sliding door to conservatory, open plan to:

#### **KITCHEN**

9'3 x 6'6 (2.82m x 1.98m)

Wall mounted cupboard concealed boiler, fitted with a matching range of eye and

base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, space and plumbing for dishwasher, inset drainer-sink unit with mixer tap, space for tall fridge freezer, airing cupboard housing immersion heater, double glazed door and window to side aspect.

#### **CONSERVATORY**

11'2 x 6'9 (3.40m x 2.06m )

UPVC construction with views over the garden, beyond to the sea and across to Beachy Head.

#### **BEDROOM ONE**

14'5 x 13'6 (4.39m x 4.11m)

Fitted bedroom furniture, radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

12'8 x 9'5 (3.86m x 2.87m)

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

#### **SHOWER ROOM**

Walk in shower, pedestal wash hand basin, bidet, radiator, part tiled walls, Dimplex fan heater, double glazed pattern glass window to side aspect.

#### **SEPARATE WC**

Low level wc, radiator, double glazed window to front aspect with pattern glass for privacy.

#### **OUTSIDE - FRONT**

Low-maintenance front garden with driveway, path to front door, planted borders, gated access down side elevation to the garden, access to:

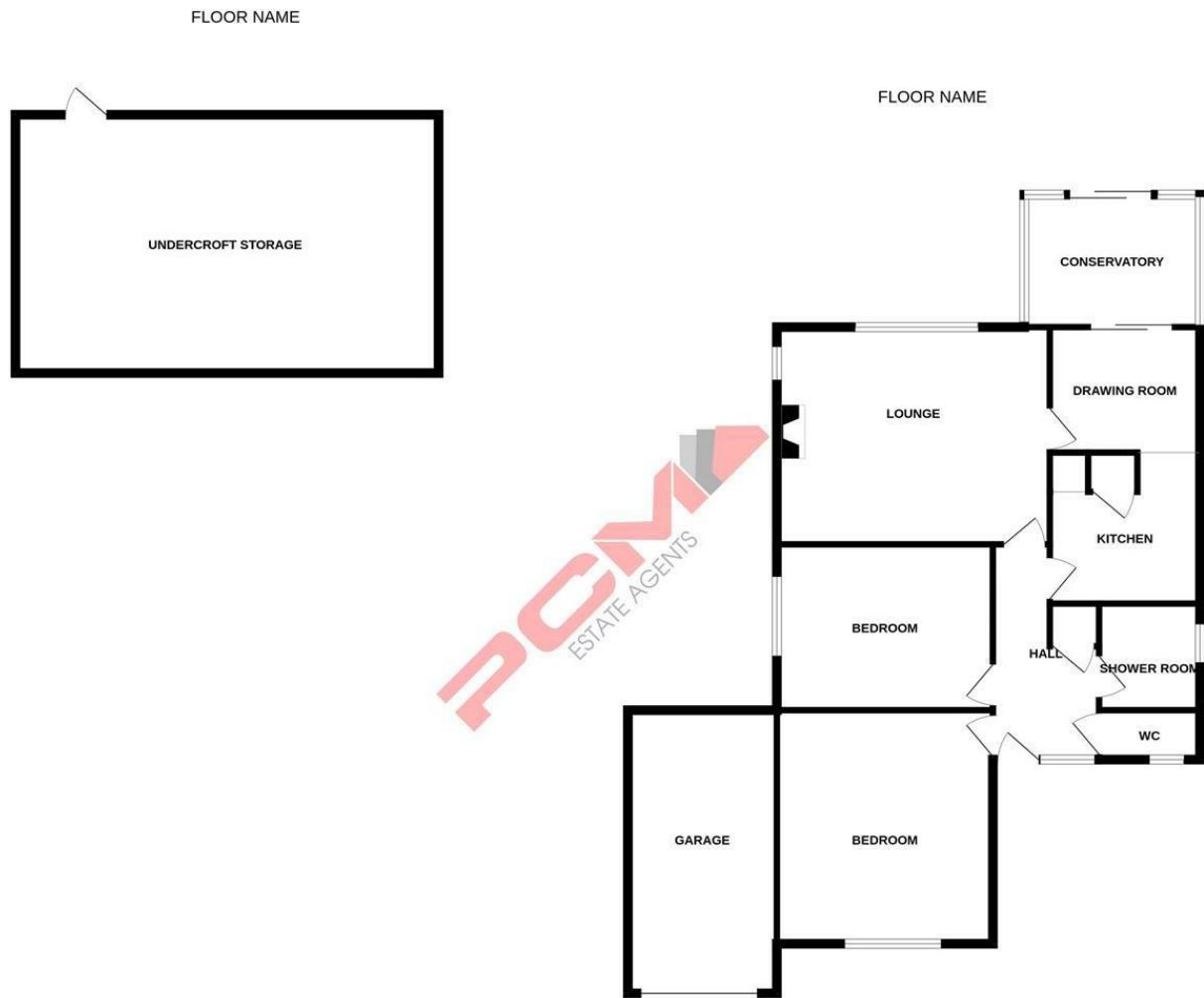
#### **GARAGE**

Up and over door, wall mounted security light.

#### **REAR GARDEN**

Enjoying a south-westerly aspect with access to under croft storage set beneath the property, lawned garden, small trees, greenhouse, patio area, access down the side elevation to the front. There is also quite a lot of space to the side that could have potential to extend, subject to relevant planning and building consents.





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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