



ESTATE AGENTS

**5, Mayne Way, Hastings, TN34 2AL**

Web: [www.pcmaestateagents.co.uk](http://www.pcmaestateagents.co.uk)  
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**Offers Over £350,000**

A deceptively spacious THREE BEDROOM, TWO RECEPTION ROOM and TWO WC, DETACHED BUNGALOW with FANTASTIC SEA VIEWS. Located towards the end of this RARELY AVAILABLE and quiet cul-de-sac in Hastings. Offered to the market CHAIN FREE.

Boasting spacious and versatile accommodation throughout comprising a generous entrance porch, hallway, living room, separate DINING ROOM, kitchen & UTILITY ROOM, THREE BEDROOMS all of which are of a good size, a bathroom and a SEPARATE WC. Externally the property also benefits from a PRIVATE AND SECLUDED REAR GARDEN whilst to the front there is a driveway providing OFF ROAD PARKING leading to a GARAGE and an area of front garden where you take in the LOVELY VIEWS.

Occupying a slightly elevated position towards the end of the cul-de-sac where you can enjoy FANTASTIC VIEWS over the town, out to sea and to Beachy Head.

Conveniently located within easy reach of local shops, The Ridge, access to the A21 in addition to public transport links into Hastings town centre. If you are looking for a SPACIOUS DETACHED BUNGALOW look no further and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Double glazed windows to side and front aspects benefitting from sea views to the front, door to:

#### **ENTRANCE HALLWAY**

Spacious with wall mounted thermostat control, radiator, loft hatch with built in loft ladder.

#### **LOUNGE**

15'10 x 11'11 (4.83m x 3.63m)

Double glazed windows to front aspect enjoying fantastic far reaching sea views over Hastings and out to Beachy Head, feature fire surround, radiator, double doors leading to:

#### **DINING ROOM**

9'7 x 9'6 (2.92m x 2.90m)

Double glazed window to rear aspect, built in storage cupboard, radiator, door to:

#### **KITCHEN**

10' x 9'11 (3.05m x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, one & ½ bowl stainless steel inset sink with mixer tap, space and plumbing for washing machine, radiator, double glazed window to rear aspect, door to:

#### **REAR LOBBY**

Side door providing access to garden, further door to:

#### **UTILITY ROOM**

9'7 x 7'7 (2.92m x 2.31m)

Providing ample space for further appliances with a range of built in cupboards and drawers, additional worksurface, built in cupboard housing the wall mounted gas fired boiler and further storage space, double glazed window to front aspect enjoying the aforementioned sea views,

#### **BEDROOM**

11'1 x 9'11 (3.38m x 3.02m)

Built in wardrobes with sliding mirrored doors, radiator, double glazed window to front aspect enjoying fantastic far reaching sea views over Hastings and out to Beachy Head.

#### **BEDROOM**

12'11 x 9'10 (3.94m x 3.00m)

Range of built in wardrobes with dressing table, radiator, double glazed window to rear aspect.

#### **BEDROOM**

12'10 x 7'10 (3.91m x 2.39m)

Built in storage cupboards/ wardrobes, radiator, double glazed windows to side aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, airing cupboard, two double glazed obscured windows to rear aspect.

#### **SEPARATE WC**

Dual flush wc, extractor fan.

#### **REAR GARDEN**

The property enjoys an incredibly private and secluded rear garden, considered relatively low-maintenance. The garden features a patio area providing ample space for seating and entertaining. The rest of the garden is tiered and mainly laid to lawn with steps leading to the upper section. The garden also features a range of mature shrubs, plants and trees in addition to side access to both sides of the property, external water tap, personal door to:

#### **GARAGE**

Up and over door, personal door and window to side aspect.

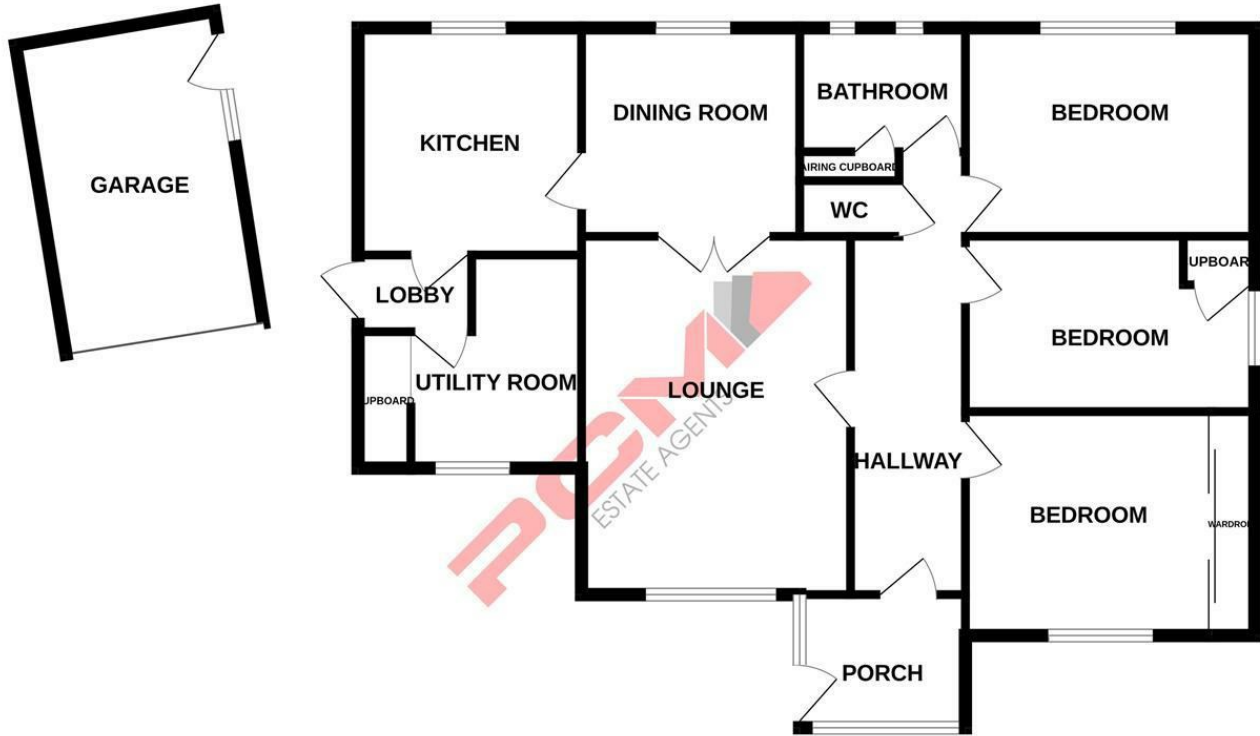
#### **OUTSIDE - FRONT**

Driveway providing off road parking leading to the garage, garden mainly laid with paving slabs, providing seating space where you can take in the fantastic sea views from here also.

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 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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