



8, Sheerwater Crescent, Hastings, TN34 2NZ

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Price £325,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE DETACHED THREE BEDROOM BUNGALOW conveniently positioned on this incredibly sought-after road within Hastings, close to bus routes and nearby amenities. The property is approached via a block paved drive providing off road parking for multiple vehicles, a GARAGE and a GARDEN to the rear.

The property is IN NEED OF MODERNISATION but does offer modern comforts including gas fired central heating and double glazing. The overall accommodation is generous with a spacious entrance hall offering AMPLE STORAGE, a LOUNGE-DINER, kitchen, THREE BEDROOMS, SHOWER ROOM with WC and a SEPARATE WC.

Viewing comes highly recommended, please call the owners agents now to book our viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious with ample storage, radiator, loft hatch to loft space, wall mounted thermostat control for gas fired central heating, telephone point. airing cupboard with immersion heater.

LOUNGE-DINER

17'8 x 12'9 (5.38m x 3.89m)

Coving to ceiling, radiator, fireplace, double glazed window and sliding patio door to rear aspect with views and access onto the garden.

KITCHEN

10'6 x 8'1 (3.20m x 2.46m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, space and plumbing for washing machine, space for fridge freezer, inset one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, serving hatch through to lounge-diner, pantry style cupboard, wall mounted cupboard concealed boiler, double glazed window and door to rear aspect with views and access onto the garden.

BEDROOM ONE

15' max x 10' max (4.57m max x 3.05m max)

Coving to ceiling, radiator, fitted wardrobes and drawers, double glazed window to front aspect.

BEDROOM TWO

12'5 x 10'5 (3.78m x 3.18m)

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

BEDROOM THREE

10'9 x 7'1 (3.28m x 2.16m)

Radiator, double glazed window to front aspect.

SHOWER ROOM

Walk in shower, pedestal wash hand basin, low level wc, part tiled walls, wall mounted electric heater, partially aquabored/ tiled walls, double glazed pattern glass window to side aspect.

SEPARATE WC

Low level wc, part tiled walls, wall mounted wash hand basin, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, lawned front garden, gated access to rear garden.

GARAGE

Up and over door.

REAR GARDEN

Lawned with patio, in need of some cultivation, gated access to driveway, outside water tap, access to:

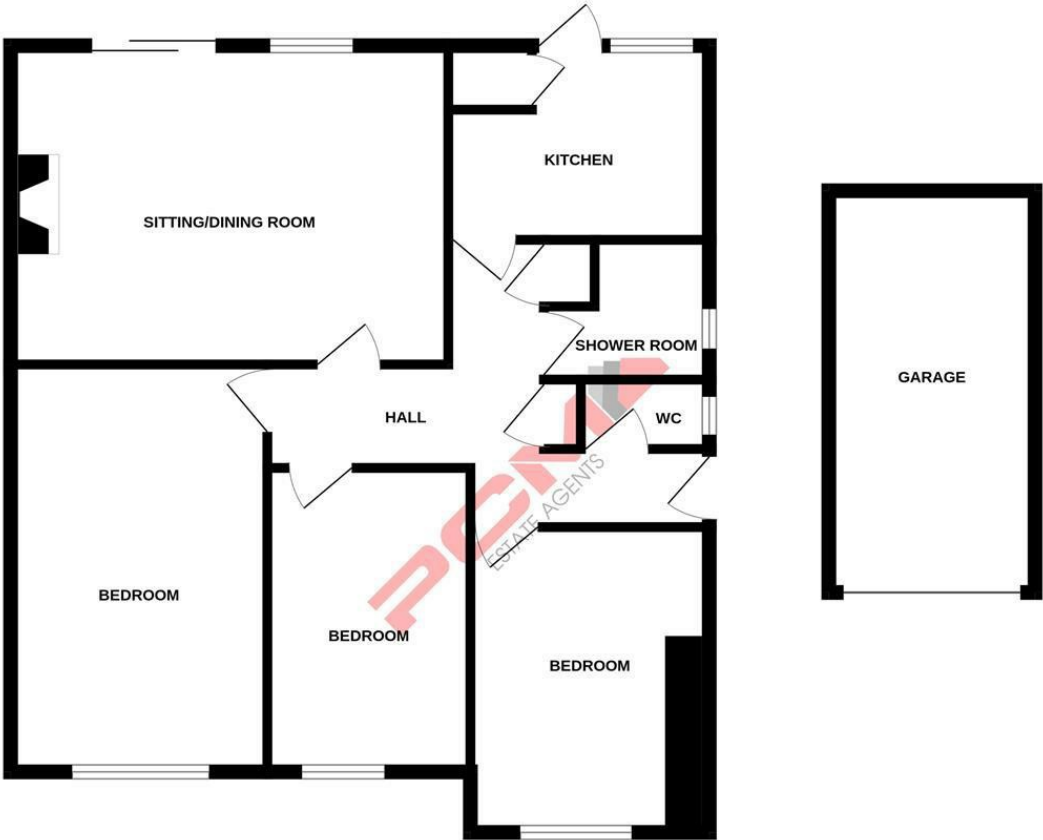
LEAN TO

17'1 x 4'2 (5.21m x 1.27m)

With access to front, offering a sheltered space to store garden furniture and equipment.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		67
(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