



Web: www.pcimestateagents.co.uk
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7, Greenacres, Hastings, TN35 4QT

Price £390,000

Located in a quiet cul-de-sac within the village of Westfield, offered to the market CHAIN FREE is this TWO DOUBLE BEDROOM DETACHED BUNGALOW with OFF ROAD PARKING, GARAGE and a PRIVATE ENCLOSED LOW-MAINTENANCE REAR GARDEN.

The property offers spacious accommodation throughout comprising a porch, generous entrance hallway, lounge, 16ft KITCHEN-DINER, TWO DOUBLE BEDROOMS and a bathroom. Externally the property enjoys a private and predominantly level ENCLOSED REAR GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING leading to a GARAGE.

The property is located in a sought-after and quiet cul-de-sac in the SEMI-RURAL village of Westfield, with local shops including butchers, doctors surgery and local schooling, whilst also being within easy reach of the A21 and Hastings town centre.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Further door leading to:

SPACIOUS ENTRANCE HALLWAY

Built in storage cupboard, separate airing cupboard, radiator.

LOUNGE

14'11 x 10'10 (4.55m x 3.30m)

Double glazed window to front aspect, feature fire surround, radiator.

KITCHEN-DINER

16'10 x 12' narrowing to 9'10 (5.13m x 3.66m narrowing to 3.00m)

Comprising a range of eye and base level units with worksurfaces over, four ring hob with extractor above and oven below, inset sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, double glazed windows to side and rear aspects having views over the garden, part double glazed door to side aspect, ample space for dining table and chairs, radiator, further double glazed window to rear aspect.

BEDROOM

12' x 11'10 (3.66m x 3.61m)

Built in wardrobes with sliding mirrored doors, double glazed window to rear aspect, radiator.

BEDROOM

9'11 x 7'10 (3.02m x 2.39m)

Double glazed window to front aspect, radiator.

BATHROOM

8'1 x 5'4 (2.46m x 1.63m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, radiator, two double glazed obscured windows to side aspect.

OUTSIDE - FRONT

Mainly laid to lawn with driveway leading to:

GARAGE

16'5 x 8'9 (5.00m x 2.67m)

Single glazed window to rear aspect, power, lighting, up and over door to front aspect.

REAR GARDEN

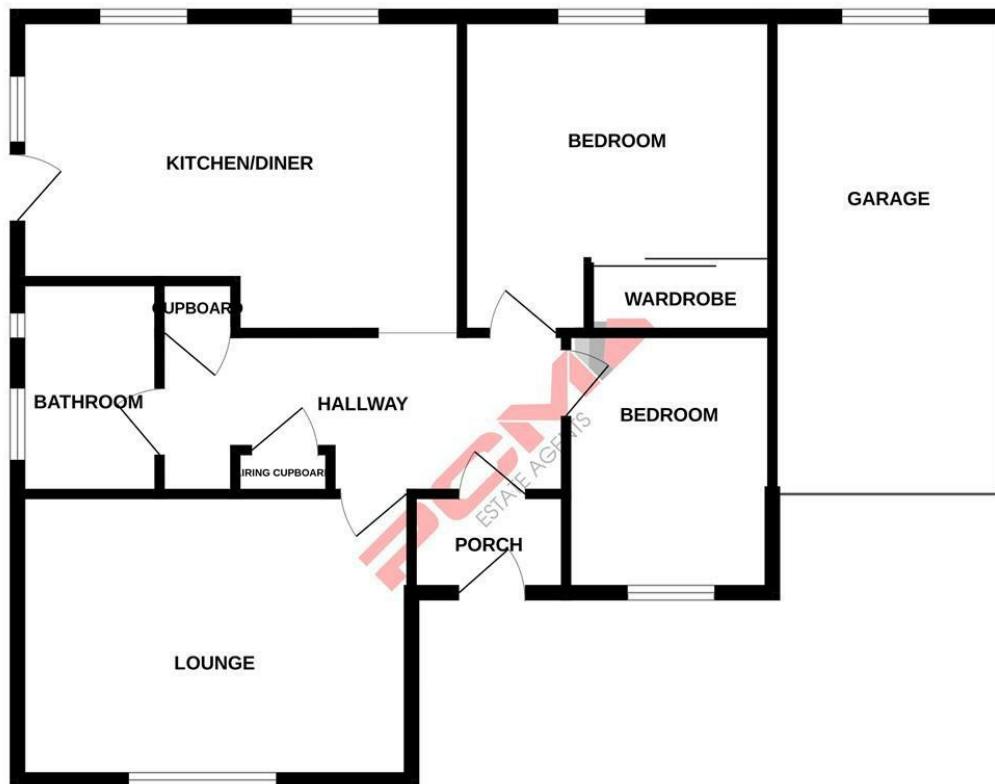
Private and enclosed, predominantly level and considered low-maintenance, mainly laid to lawn with a range of mature shrubs, patio area abutting the property providing space for seating and a storage shed.







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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			

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.