

ESTATE AGENTS

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Offers In The Region Of £270,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI-DETACHED TWO BEDROOM BUNGALOW conveniently positioned on this sought-after road in Hastings, within easy reach of bus routes. The property has an ENCLOSED PRIVATE REAR GARDEN laid to lawn with patio and SUMMER HOUSE/ GARDEN BAR.

Inside the property benefits from modern comforts including gas fired central heating and double glazing. Accommodation comprises a spacious entrance hall, lounge, KITCHEN-DINER, TWO DOUBLE BEDROOMS and a SHOWER ROOM. There is also a REAR PORCH/ UTILITY.

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

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, loft hatch providing access to loft space, airing cupboard, wood laminate flooring.

LOUNGE

13'8 x 11'8 (4.17m x 3.56m)

Double radiator, television point, stone fireplace, double glazed window to front aspect.

KITCHEN-DINER

15'9 x 10'2 (4.80m x 3.10m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset one & ½ bowl stainless steel sink with mixer tap, space for tall fridge freezer, part tiled walls, wood laminate flooring, ample space for dining table, dual aspect room with double glazed windows to side and rear aspects with views onto the garden, double glazed door to:

REAR PORCH

Part brick construction, double glazed windows to side and rear elevations, double glazed door to garden, space and plumbing for washing machine.

BEDROOM

12'7 x 10'3 (3.84m x 3.12m)

Double radiator, double glazed window to rear aspect with pleasant views over the garden.

BEDROOM

10'2 x 10' (3.10m x 3.05m)

Double radiator, double glazed window to front aspect.

SHOWER ROOM

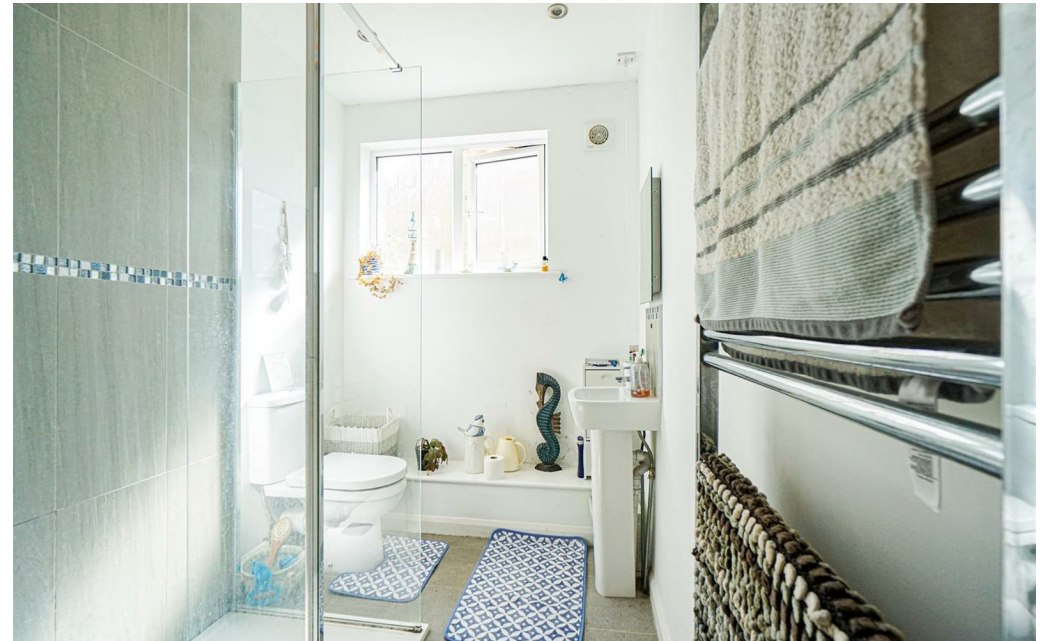
Pedestal wash hand basin with chrome mixer tap, dual flush wc, large walk in shower enclosure with electric shower, part tiled walls, tiled flooring, ladder style heated towel rail, down light, extractor fan for ventilation, double glazed window with obscured glass to side aspect.

REAR GARDEN

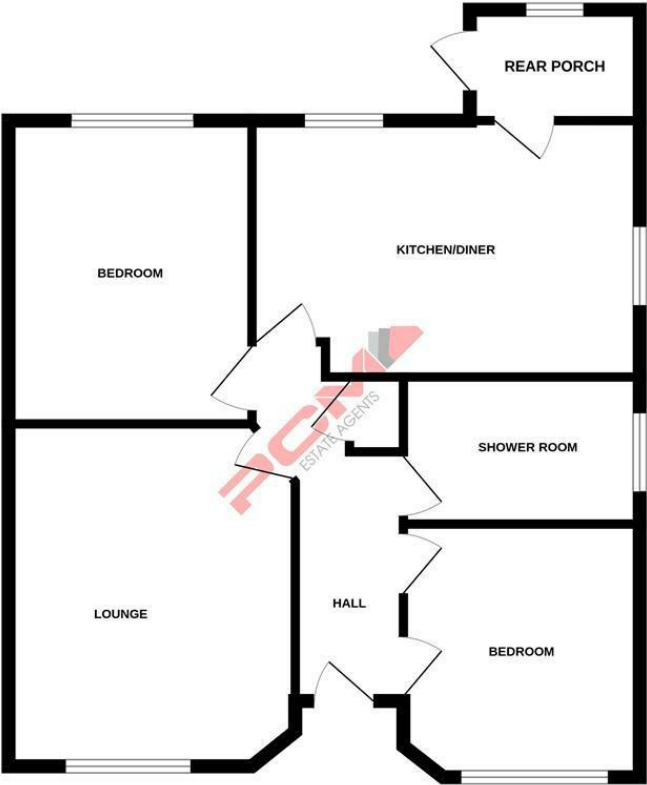
Enclosed with a decked patio abutting the property, further decked patio area, summer house/ garden bar wooden shed, section of lawn, planted borders, gated access down the side elevation to the front.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps up to the front door. The front garden is landscaped with stone and planted borders.



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 misstatement. 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.
Made with Metropix C2025

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		
(81-91) B		
(69-80) C		
(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		