



ESTATE AGENTS

38, St. Helens Down, Hastings, TN34 2BQ

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Price £425,000

Located on this highly sought-after and RARELY AVAILABLE PRIVATE ROAD is this spacious TWO BEDROOM, THREE RECEPTION ROOM, DETACHED BUNGALOW offered to the market CHAIN FREE.

The property offers deceptively spacious accommodation throughout comprising a generous entrance hallway, lounge, DINING ROOM, STUDY which leads out to a BALCONY, kitchen, TWO DOUBLE BEDROOMS with built in wardrobes and a SHOWER ROOM. Occupying a SECLUDED POSITION on the road, accessed via PRIVATE GATES to a generous frontage with AMPLE OFF ROAD PARKING, whilst to the rear of the property is a PRIVATE AND PREDOMINANTLY LEVEL REAR GARDEN.

Situated within the St Helens region of Hastings, within easy reach of the picturesque St Helens Woods, whilst also being within easy reach of Hastings town centre with its range of amenities.

This ATTRACTIVE DETACHED BUNGALOW is offered to the market CHAIN FREE and viewing comes highly recommended via PCM Estate Agents. Please call now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door leading to:

HALLWAY

Radiator, spacious with loft hatch and loft ladder leading to a spacious loft.

LOUNGE

15'10 x 13'10 (4.83m x 4.22m)

Feature fireplace, double glazed window to rear aspect overlooking the garden, radiator, archway to:

DINING ROOM

14' x 10'10 (4.27m x 3.30m)

Double glazed window to rear aspect overlooking the garden, radiator, door to:

STUDY

8'5 x 6'5 (2.57m x 1.96m)

Double glazed double doors to rear aspect leading out to a balcony, double glazed window to side aspect, radiator.

KITCHEN

12'10 max x 9'11 max (3.91m max x 3.02m max)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, inset one & ½ bowl inset sink with mixer tap, space and plumbing for washing machine, radiator, double glazed window to front aspect, part glazed door to side aspect leading out to the driveway.

BEDROOM

17' x 9'10 (5.18m x 3.00m)

Built in wardrobes, double glazed window to rear aspect, radiator.

BEDROOM

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

Built in wardrobes, double glazed window to front aspect, radiator.

SHOWER ROOM

Walk in double shower with shower screen, wash hand basin, dual flush wc, built in storage cupboard, radiator, double glazed obscured window to front aspect.

REAR GARDEN

Private and enclosed rear garden being predominantly level throughout. There is a balcony accessed via the study providing a lovely spot for seating and overlooking the garden. The remainder of the garden is predominantly laid to lawn with enclosed fenced and walled boundaries. There are also multiple patio areas providing further space for seating and entertaining.

OUTSIDE - FRONT

The property is set back from the road and accessed via double gates which lead to a generous block paved driveway leading to a garage, generous sized front garden with pathway leading to front door.

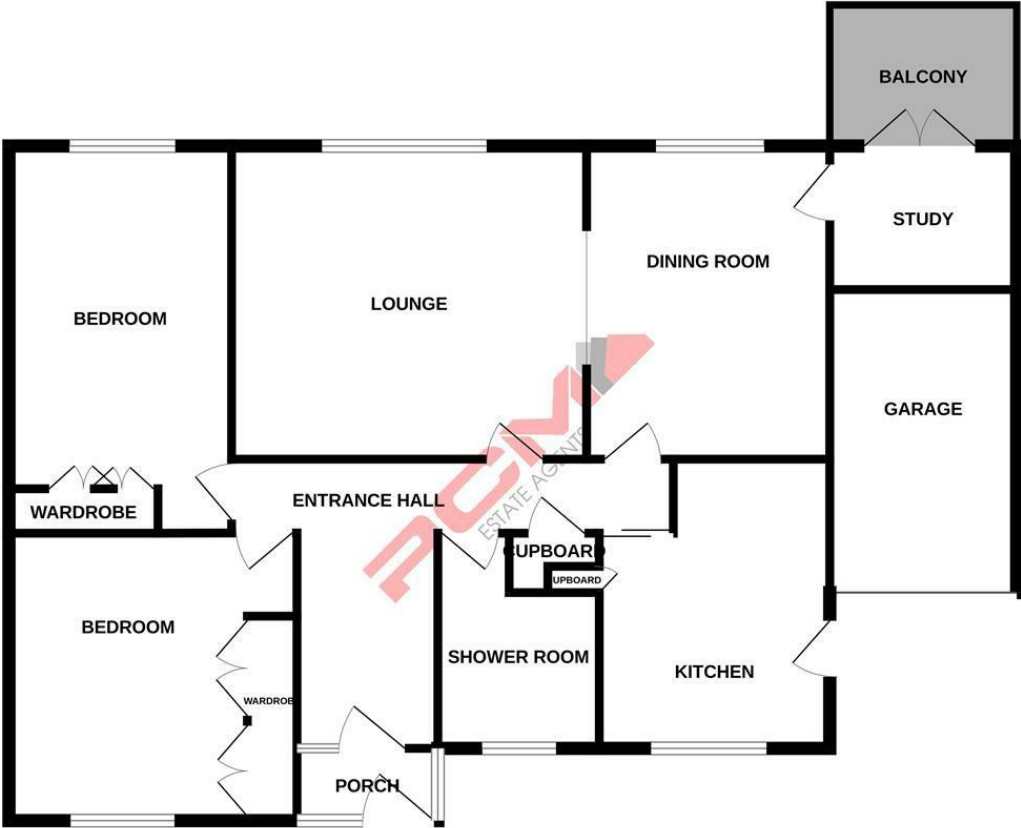
GARAGE

Up and over door, power and lighting.

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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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 | | 78 |
| (81-91) B | | |
| (69-80) C | | 63 |
| (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 |