



50, Ashford Road, Hastings, TN34 2HZ

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO BEDROOM SEMI-DETACHED CORNER PLOT BUNGALOW, offering relatively level access and positioned on this incredibly sought-after street within Hastings, close to bus routes and Alexandra Park. Offered to the market CHAIN FREE.

The property offers well-proportioned accommodation comprising a large porch leading to entrance hall with ample storage space, LOUNGE-DINER, kitchen, TWO BEDROOMS and a bathroom. The GARDEN extends off the rear and side elevations, there is a GARAGE and OFF ROAD PARKING in front. The property offers modern comforts including gas fired central heating, double glazing and is IN NEED OF SOME MODERNISATION.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED SLIDING DOOR

Opening to:

LARGE PORCH

8'4 x 6' (2.54m x 1.83m)

UPVC construction with double glazed windows to both side elevations, double glazed door to:

ENTRANCE HALL

Ample storage space, cupboard housing immersion heater, radiator, coving to ceiling and loft hatch providing access to loft space.

LOUNGE

24' max x 11'8 (7.32m max x 3.56m)

Two radiators, television point, large storage cupboard, coving to ceiling, ample space for dining table, door to kitchen, double glazed sliding patio door to rear aspect providing outlook and access onto the garden.

KITCHEN

13'2 x 9'1 (4.01m x 2.77m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, wall mounted boiler, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM

11'8 x 11'6 (3.56m x 3.51m)

Range of fitted bedroom furniture including wardrobes, drawers and overbed storage, radiator, double glazed window to front aspect.

BEDROOM

9' x 8'4 (2.74m x 2.54m)

Coving to ceiling, radiator, large storage cupboard, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, pedetal wash hand basin with mixer tap, dual flush low level wc, tiled walls, radiator, double glazed pattern glass window to side aspect.

OUTSIDE- FRONT

Path with hand rail leading to front door, relatively level access, area of lawn.

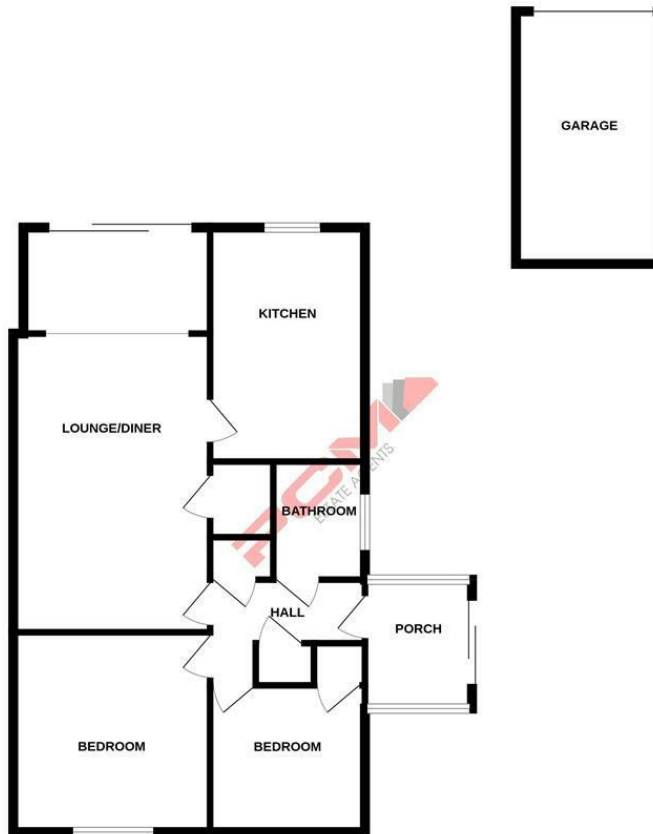
REAR GARDEN

Good sized with a stone patio abutting the property and offering plenty of outdoor space to eat al-fresco or entertain, steps down to the bottom section of garden having a large patio with raised planted borders, established rose bushes and shrubs. The garden also extends off the side elevation in a corner plot, with large wooden shed, greenhouse, two sections of lawn, outside water tap and gated access to the front and rear.

GARAGE

Located at the rear with up and over door, double glazed window, personal door to garden.





TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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