



ESTATE AGENTS

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Price £529,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this RARELY AVAILABLE DETACHED THREE BEDROOM BUNGALOW on one of Hastings most sought-after roads, set within St Helens Woods. The property has LOVELY FRONT AND REAR GARDENS, GARAGE, DRIVEWAY, gas central heating and double glazing.

Whilst IN NEED OF SOME MODERNISATION, this unique property offers POTENTIAL TO IMPROVE. The property also has potential to extend out to the side, subject to the relevant planning and building consents.

Inside the accommodation comprises a spacious entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen, THREE BEDROOMS and a bathroom with both bath and shower. The garden is a delightful feature and has been well-maintained and looked after over the years, offering AMPLE OUTSIDE SPACE FOR FAMILIES with children or for the garden enthusiast.

Positioned on this incredibly sought-after road, with St Helens Woods on your doorstep. Viewing comes highly recommend, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wall mounted thermostat control for gas fired central heating, radiator, doors opening to:

DUAL ASPECT LOUNGE-DINING ROOM

18'1 x 11'9 (5.51m x 3.58m)

Dual aspect with double glazed window to front having lovely views over the front garden and St Helens Wood beyond, double glazed windows and door to rear aspect framing and providing and outlook onto the garden, exposed wooden floorboards, combination of wall and ceiling lighting, two radiators, television and telephone points, wall mounted gas fire.

KITCHEN

10'7 x 7'7 (3.23m x 2.31m)

Galley style and fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, space and plumbing for tumble dryer, space for dishwasher, inset drainer-sink unit with mixer tap, space for tall fridge freezer, part tiled walls, wood flooring, wall mounted cupboard

concealed boiler, double glazed window and door to rear aspect framing outlook and providing access to the rear garden.

BEDROOM

14'7 x 10'9 (4.45m x 3.28m)

Exposed wooden floorboards, television point, radiator, double glazed window to front aspect having a pleasant view over the front garden and to St Helens Woods beyond.

BEDROOM

12' x 9'4 (3.66m x 2.84m)

Exposed wooden floorboards, television point, double glazed windows to rear aspect providing lovely views over the rear garden.

BEDROOM

10'4 x 8'5 (3.15m x 2.57m)

Exposed wooden floorboards, radiator, double glazed window to front aspect with views over the front garden and St Helens Woods beyond.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, walk in shower enclosure with electric shower, tiled walls, radiator, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

REAR GARDEN

Substantial terraced garden, mainly laid to lawn with a concrete patio/ path abutting the property. There are a few steps up onto the main section of garden which is laid to lawn with a variety of mature shrubs, plants and trees, outside water tap, fenced boundaries, gated access to the front. There is also an outbuilding/ shed and a greenhouse which enjoys a peaceful and quiet position. The garden enjoys plenty of sunshine and also has a double glazed door providing access to:

GARAGE

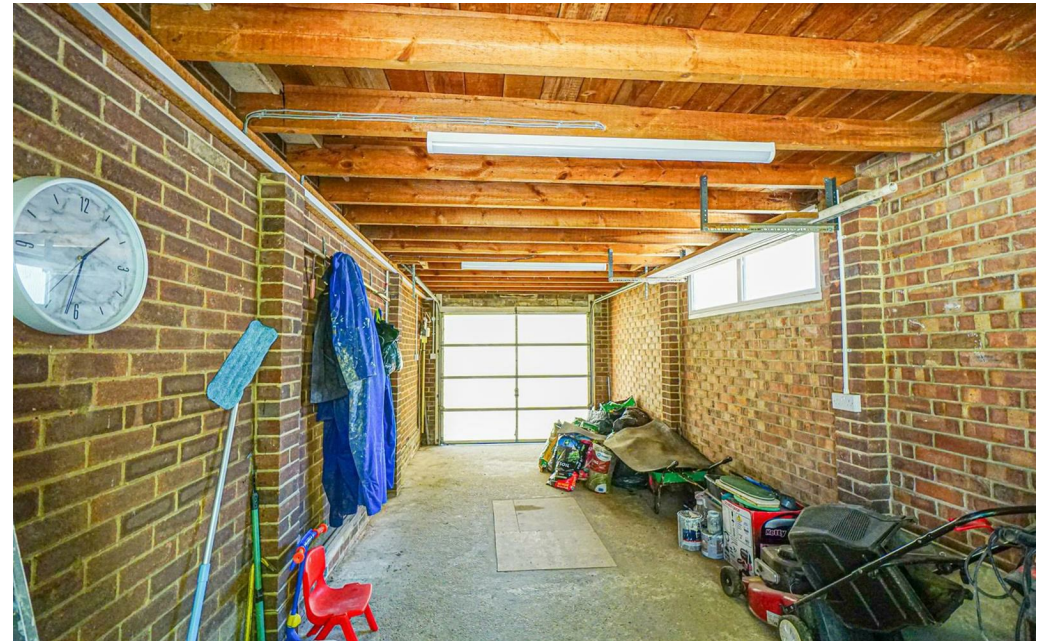
25'4 x 10'3 (7.72m x 3.12m)

Up and over door, double glazed window to side and rear elevation, inspection chamber, gas meter, power and lighting, wall mounted consumer unit for the electrics, double glazed windows to side and rear aspects, double glazed door to garden.

OUTSIDE - FRONT

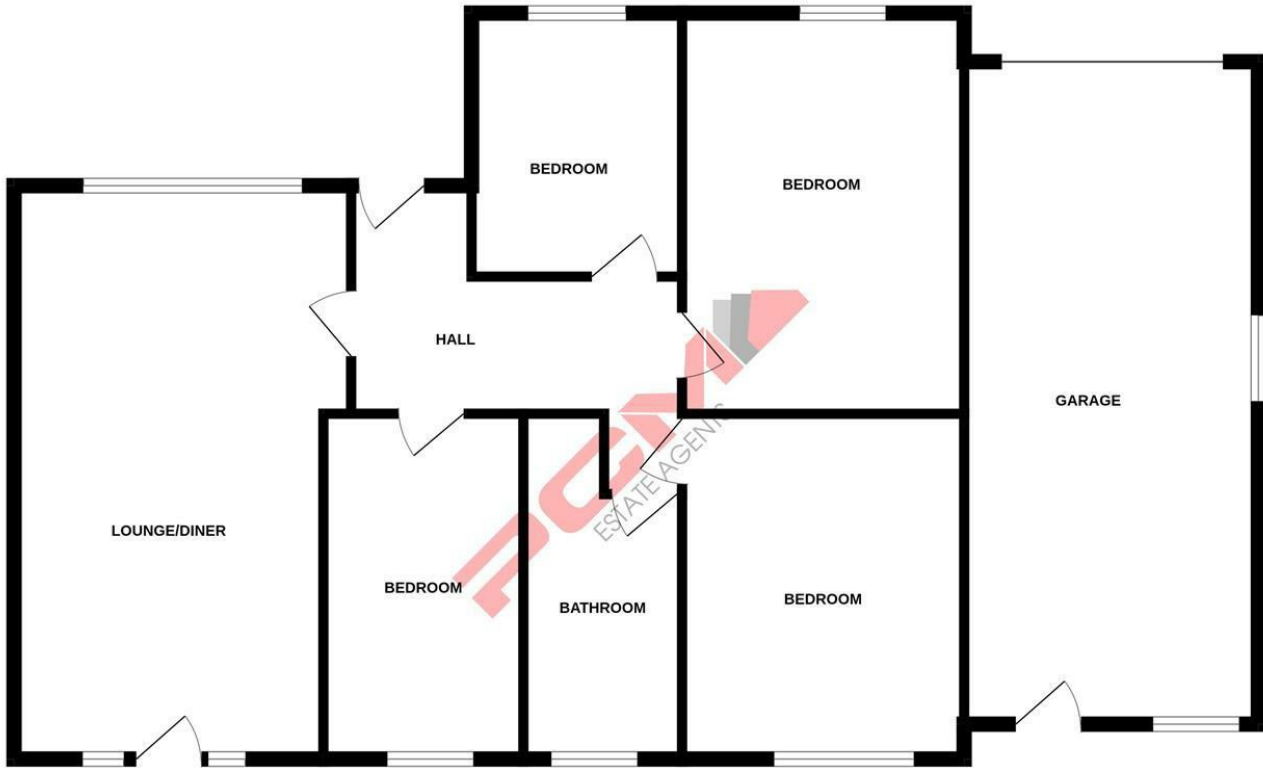
Good sized area of lawn, driveway to the side, pathway leading to the front door, hedged boundaries, ample off road parking and gated access to the rear garden.








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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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

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.