



Bella Vista, Friars Hill, Hastings, TN35 4EP

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £325,000

PCM Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED EXTENDED BUNGALOW located in this highly sought-after village of Guestling on the outskirts of Hastings, benefitting from SPECTACULAR COUNTRYSIDE VIEWS and backing onto fields. The property is offered to the market CHAIN FREE.

The property offers lots of POTENTIAL with SPACIOUS ACCOMMODATION throughout comprising an entrance porch, hallway, lounge, separate SITTING/ DINING ROOM which benefits from the aforementioned views over countryside and partial sea views, separate KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS, bathroom and a separate wc. Externally the property has a LARGE REAR GARDEN backing onto fields and also enjoys PLEASANT VIEWS, whilst to the front there is a GOOD SIZED FRONTAGE set back off the road with area of front garden and DRIVEWAY leading to the GARAGE.

Located in the highly sought-after SEMI-RURAL VILLAGE of Guestling with a range of countryside walks, whilst also being within easy reach of Hastings.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Leading to:

SPACIOUS ENTRANCE HALLWAY

Radiator, airing cupboard.

LOUNGE

12' x 12' (3.66m x 3.66m)

Television point, gas fireplace, open plan to:

SITTING/ DINING ROOM

22'5 x 13'2 (6.83m x 4.01m)

Single glazed windows to side and rear aspects enjoying a pleasant outlook over the garden with countryside views and partial sea views, rear door leading to garden, two radiators, return door leading to:

KITCHEN-BREAKFAST ROOM

12' max x 9'11 max (3.66m max x 3.02m max)

Comprising a range of eye and base level units with worksurfaces over, space for cooker, space for fridge freezer, storage cupboard housing wall mounted gas fired boiler, stainless steel inset sink with mixer tap, single glazed window to side aspect, radiator, return door to hallway.

BEDROOM

15' max x 12' max (4.57m max x 3.66m max)

Single glazed bay window to front aspect, radiator.

BEDROOM

12' x 9'5 (3.66m x 2.87m)

Single glazed window to side aspect, radiator.

SEPARATE WC

Radiator, tiled walls, wc, single glazed obscured window to side aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, radiator, tiled flooring, window to side aspect.

REAR GARDEN

A delightful feature of the property, being private and secluded and backing onto fields whilst also enjoying countryside views. The garden is mainly laid to lawn and also features a range of mature shrubs and plants. There is under croft storage, greenhouse and side access to the front of the property.

GARAGE

15'10 x 9'2 (4.83m x 2.79m)

Up and over door, window and door to rear aspect.

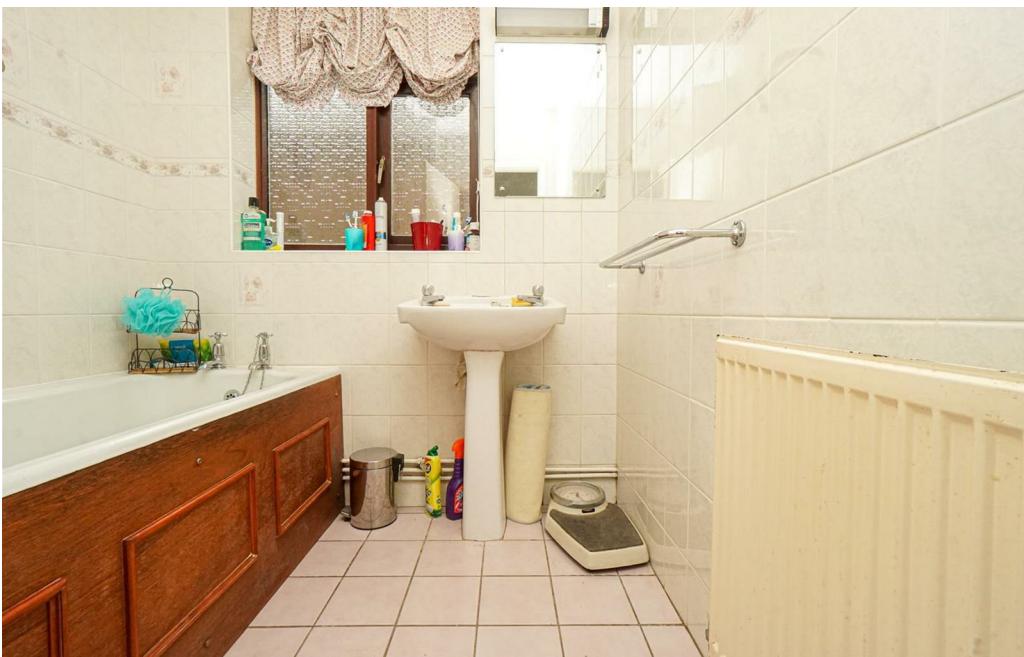
Council Tax Band: D

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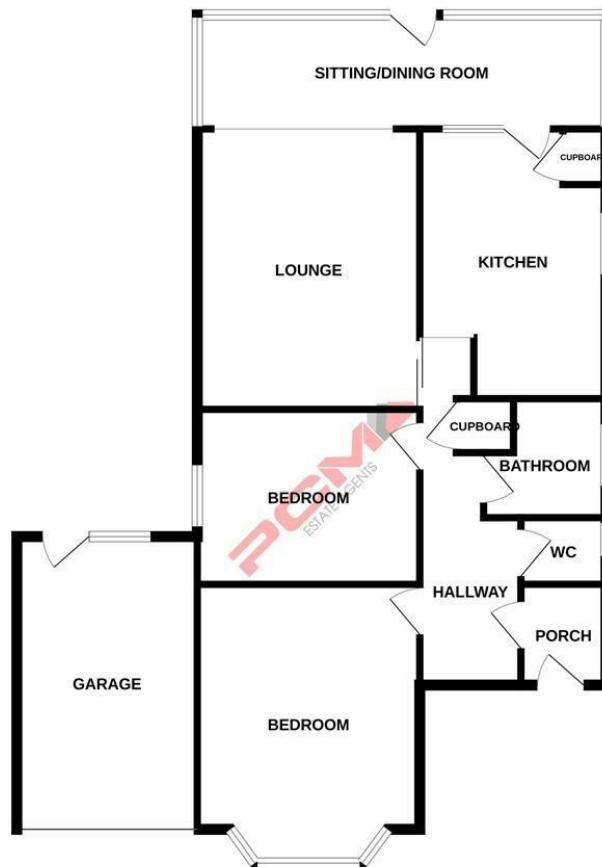
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained, these measurements or areas, 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 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			
England & Wales		EU Directive 2002/91/EC	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	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.