



3, The Byeway, Hastings, TN34 2AY

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Offers In Excess Of £450,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM CHALET STYLE BUNGALOW in superb decorative order throughout. Located on a sought-after road within this favourable region of Hastings. The property benefits from gas fired central heating, double glazing and offers a slightly ELEVATED POSITION set back from the road with OFF ROAD PARKING, a LARGE GARAGE and WORKSHOP beneath and a BEAUTIFULLY LANDSCAPED GARDEN with large patio & entertaining area and some SEA VIEWS.

Inside, the exceptionally well thought-out and ADAPTABLE ACCOMMODATION is arranged over two floors comprising an entrance hall, main hallway, lounge-diner, MODERN KITCHEN with INTEGRATED APPLIANCES, separate UTILITY ROOM with stairs rising to the first floor accommodation, TWO GROUND FLOOR BEDROOMS and a bathroom with bath and shower. To the upstairs, the landing provides access to a FURTHER BEDROOM, SHOWER ROOM and an area of loft space located off of the shower room, this area has been used as a small study area in the past.

Situated within easy reach of popular schooling establishments and amenities covering the area. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Ample space for taking off coats and shoes, further wooden partially glazed door opening to:

HALLWAY

Oak flooring, column style radiator, down lights, ample built in storage, doors opening to:

LOUNGE-DINER

17'5 x 11'5 (5.31m x 3.48m)

Dual aspect with double glazed window to side and front, fireplace with stone hearth, wooden mantle and wood burner, television point, column style radiator.

KITCHEN

12'3 x 10' (3.73m x 3.05m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops with matching upstands, four ring gas hob with extractor over, waist level double oven and grill, integrated full height fridge, integrated full height freezer, integrated dishwasher, resin sunken sink with mixer tap, breakfast bar seating area, ample built in storage, continuation of the oak flooring, down lights, radiator, plinth LED lighting, under counter lighting, dual aspect with double glazed window to side and rear, with the rear overlooking the garden, double glazed door opening to the garden.

UTILITY

9'3 x 8'1 (2.82m x 2.46m)

Stairs rising to the upper floor accommodation, column style radiator, wood effect vinyl flooring laid in an herringbone pattern, fitted with a range of eye and base level cupboards with worksurface over, inset drainer-sink with mixer tap, space and plumbing for washing machine and tumble dryer, down lights, column style radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

16'4 x 10'4 (4.98m x 3.15m)

Column style radiator, built in/ fitted wardrobes, down lights, double glazed window to front aspect.

BEDROOM

11'5 x 10'8 (3.48m x 3.25m)

Down lights, column style radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Victorian style rolltop stand alone bathtub with mixer tap and shower attachment, large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, contemporary style low level wc with vanity enclosed wash hand basin and mixer tap, partially wood panelled walls, two heated towel rails, down lights, part tiled walls, double glazed pattern glass window to rear aspect,

FIRST FLOOR LANDING

Built in storage cupboard, Velux window to rear aspect, doors to:

BEDROOM

14' x 9'9 (4.27m x 2.97m)

Access to eaves storage, open built in cupboard, Velux window to rear aspect.

SHOWER ROOM

Walk in shower enclosure, low level wc, vanity enclosed wash hand basin, heated towel rail, tiled walls, wood effect laminate flooring, door to:

LOFT AREA

Could be utilised as a study area, Velux style window to side aspect.

OUTSIDE- FRONT

The property occupies a slightly elevated position set back from the road with steps up to the front door, driveway providing off road parking leading to:

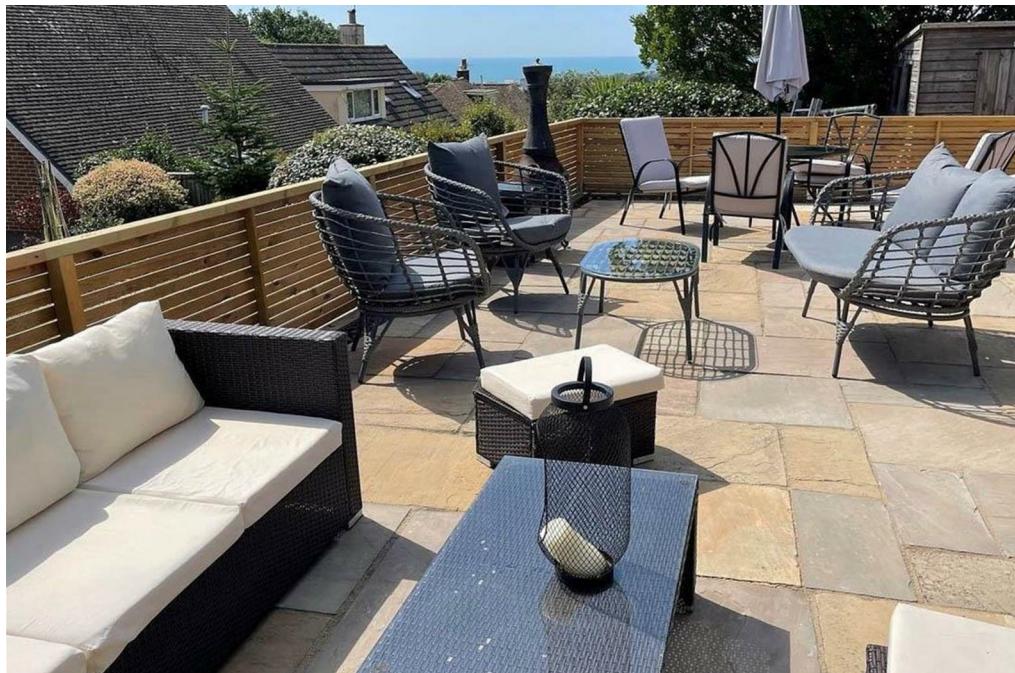
GARAGE

Electric roller door, small workshop area at the rear, wall mounted boiler.

REAR GARDEN

Landscaped with a canopied patio and bar area, offering plenty of outdoor entertaining space, section of lawn, access from both side elevations to the front. The garden is established with plants and shrubs and benefits from some sea views.

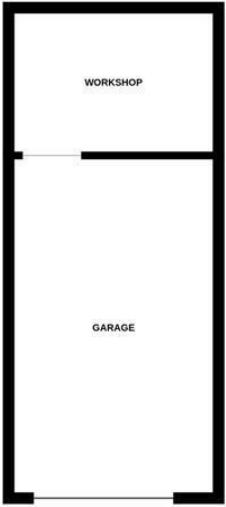
Council Tax Band: D



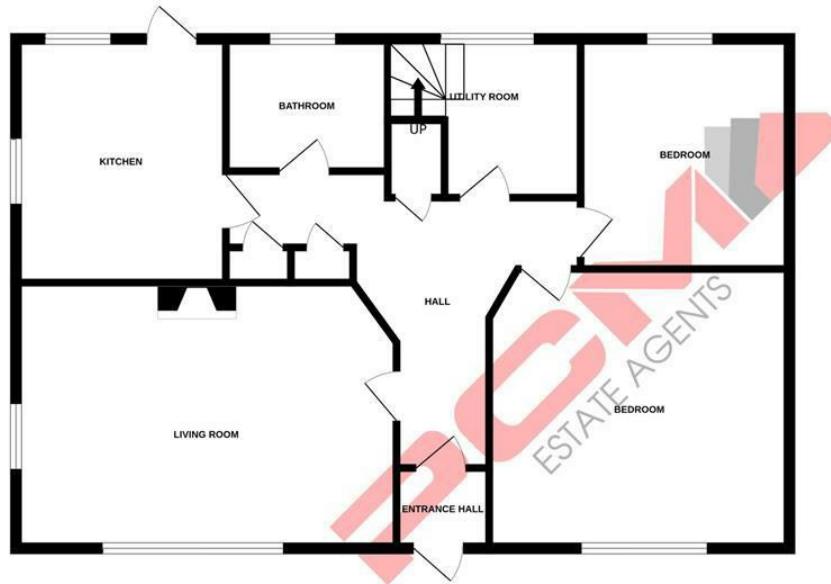




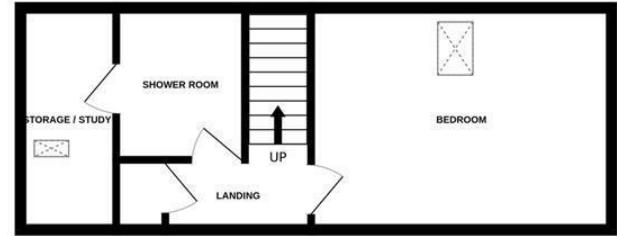
BASEMENT



GROUND FLOOR



1ST 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		
(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		
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Not environmentally friendly - higher CO ₂ emissions			

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