



ESTATE AGENTS

**Little Pipers, Workhouse Lane, Hastings, TN35
4QJ**

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Offers In Excess Of £390,000

PCM Estate Agents welcome to the market this CHAIN FREE, EXTENDED, DETACHED, TWO DOUBLE BEDROOM BUNGALOW, occupying a GENEROUS PLOT on a highly sought-after road within the POPULAR VILLAGE OF WESTFIELD. With a LARGE REAR GARDEN BACKING ONTO OPEN FIELDS, EXTENSIVE OFF ROAD PARKING and a DETACHED DOUBLE GARAGE, this appealing home combines spacious accommodation with a delightful village setting.

Set back from the road behind a MATURE HEDGED BOUNDARY, the property enjoys a GOOD DEGREE OF PRIVACY. The generous driveway provides PARKING FOR NUMEROUS VEHICLES, with VEHICULAR ACCESS DOWN THE SIDE OF THE PROPERTY leading to the DETACHED DOUBLE GARAGE positioned behind the bungalow, offering excellent space for parking, storage or workshop use.

Inside, the well-appointed accommodation comprises a SPACIOUS OPEN PLAN LOUNGE-DINING ROOM, a separate KITCHEN-BREAKFAST ROOM, a practical UTILITY/BOOT ROOM, TWO DOUBLE BEDROOMS and a BATHROOM. The extended layout provides comfortable living space, with the utility/boot room particularly useful for those who enjoy spending time in the garden.

A particular highlight is the LARGE REAR GARDEN, a GARDENER'S DELIGHT offering plenty of scope to cultivate, plant and create inviting areas in which to relax. BACKING ONTO OPEN FIELDS, the garden enjoys an attractive RURAL BACKDROP, adding to the appeal of this lovely home.

The SOUGHT-AFTER VILLAGE LOCATION places local amenities within easy reach, including village stores, a butcher, a doctors' surgery and popular schooling. Westfield offers a welcoming village atmosphere, with Hastings and the surrounding countryside also accessible.

VIEWING IS HIGHLY RECOMMENDED to appreciate the generous plot, excellent parking and delightful setting. Please call the owners' agents, PCM Estate Agents, to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator, doors opening to:

LOUNGE-DINING ROOM

25'5 narrowing to 12'5 x 18'3 narrowing to 12'6 (7.75m narrowing to 3.78m x 5.56m narrowing to 3.81m)

A lovely bright reception room offering a living and dining space, dual aspect with double glazed window to side and large double glazed sliding patio doors to the rear aspect providing a pleasant outlook and access onto the garden, coving to veiling, three radiators, telephone and television points, wall and ceiling lighting.

KITCHEN-BREAKFAST ROOM

15'9 max x 12'2 max (4.80m max x 3.71m max)

Built in cupboard, wall mounted boiler, part tiled walls, coving to ceiling, loft hatch, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, breakfast table, radiator, double glazed window to side aspect, doorway to:

UTILITY AREA/ BOOT ROOM

12'3 x 4'6 (3.73m x 1.37m)

Tiled flooring, further range of wall and base level cupboards with worksurfaces over, radiator, coving to ceiling, further space for washing machine, ample space for taking off coats and shoes extractor fan, double glazed door to rear aspect providing access to the garden, door to:

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with tiled splashbacks, tiled flooring, part tiled walls, radiator, coving to ceiling, extractor fan for ventilation, double glazed pattern glass window to rear aspect.

BEDROOM

12'7 x 12'6 (3.84m x 3.81m)

Built in double wardrobe, radiator, double glazed window to front aspect with views over the front garden.

BEDROOM

12'6 x 12'2 (3.81m x 3.71m)

Double radiator, double glazed window to front aspect with views over the front garden.

REAR GARDEN

Expansive with a stone patio abutting the property, wooden shed to side, area of lawn, mature planting. The main section of garden is laid to lawn with hedged boundaries, further wooden shed and backing onto an open field.

OUTSIDE - FRONT

Driveway to the front and extending down the side elevation leading to the detached double garage, path to a canopied external porch area, lawned front garden with mature hedged boundary, offering a good degree of privacy.

DETACHED DOUBLE GARAGE

Double opening doors, power and light.

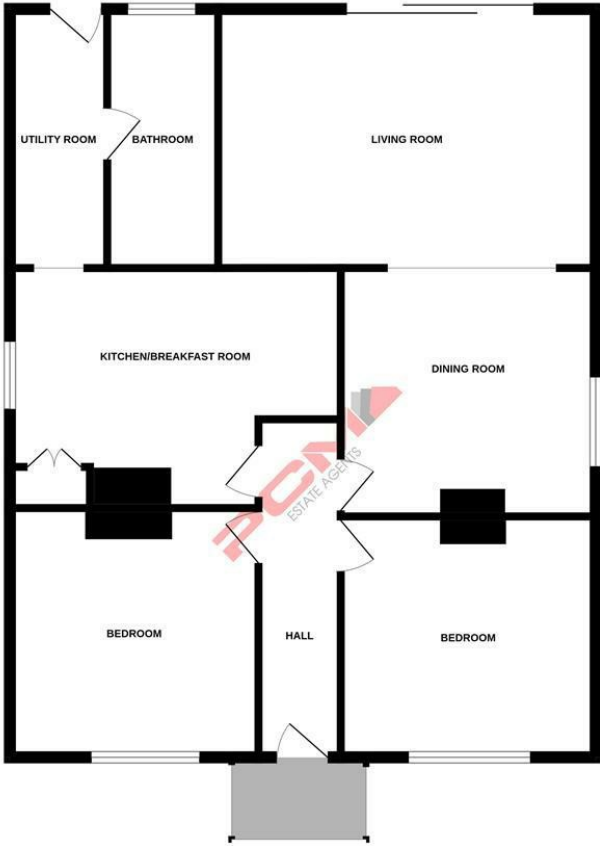
Council Tax Band: D







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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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			
(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.