

PCM
ESTATE AGENTS

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Guide Price £325,000

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PCM Estate Agents are delighted to present to the market this CHAIN FREE THREE BEDROOM DETACHED BUNGALOW with IMPRESSIVE CONSERVATORY-FAMILY ROOM, conveniently positioned in this sought-after region of Hastings, with OFF ROAD PARKING, GARAGE and a GOOD SIZED REAR GARDEN.

Occupying a slightly elevated position set back from the road with VIEWS as far reaching as the sea to the front. The property offers well-appointed accommodation comprising a welcoming entrance hall with AMPLE STORAGE space, a BAY FRONTED LOUNGE taking in those lovely views, a BEAUTIFUL MODERN FITTED KITCHEN being partially OPEN PLAN to a CONSERVATORY-FAMILY ROOM which spans the entire width of the bungalow, with access and views onto the garden. In addition, there are THREE BEDROOMS and a bathroom. The property also benefits from gas central heating and double glazing.

Outside, the property has a DRIVEWAY, GARAGE and a PRIVATE GARDEN with a stone patio abutting the property, few steps up to a section of lawn, with planted flowerbeds and a GARDEN STUDIO ROOM.

Viewing is essential to fully appreciate the position and quality of accommodation on offer. Please call the owners agents now to book your appointment.

CANOPIED EXTERNAL PORCH
Leading to:

ENTRANCE HALL
Loft hatch, two large storage cupboards, radiator, telephone point, doors opening to:

LOUNGE
18'3 into bay x 10'3 narrowing to 9'2 (5.56m into bay x 3.12m narrowing to 2.79m)
Radiator, dual aspect with double glazed opaque glass window to side and double glazed bay window to front with lovely views over the town, including views of the sea.

KITCHEN
12'2 x 11'2 (3.71m x 3.40m)
Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges having solid wood worksurfaces over and tiled splashbacks, wood laminate flooring laid in a herringbone pattern, ceramic one & ½ bowl drainer-sink unit with mixer tap, Lamona electric hob with extractor over and under counter oven, space for tall fridge freezer, space and plumbing for washing machine, double glazed window to side aspect, large opening to:

CONSERVATORY-FAMILY ROOM
21' max x 10'5 extending to 14'2 (6.40m max x 3.18m extending to 4.32m)
Apex polycarbonate roof, tiled flooring, power points, two radiators, wall lighting, double glazed windows to side and rear, double glazed French doors to garden.

BEDROOM
12' x 8'1 (3.66m x 2.46m)
Measurement excludes door recess. Two radiators, double glazed window to side aspect.

BEDROOM
8'3 x 7'8 (2.51m x 2.34m)
Radiator, double glazed window to side aspect.

BEDROOM/ SNUG
8'5 x 7'5 (2.57m x 2.26m)
Dual aspect with double glazed windows to front and side, having views over the town and to the sea, radiator, built in storage cupboard.

BATHROOM
Low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, heated towel rail, part tiled walls, wood laminate flooring, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT
The property occupies an elevated position set back from the road with driveway and access to the garage, path and handrail with steps to the front door, area of lawn with planted flowerbeds and shrub borders.

GARAGE
16'2" x 8'2" (4.93 x 2.49)
Up and over door, double glazed window and door to rear aspect with views and access to the garden.

REAR GARDEN
Stone patio abutting the property and offering ample outdoor space for patio furniture, table and chairs to eat al-fresco and entertain, direct access to the garage, gated side access to front, few steps up to a section of lawn and a large studio room located at the top of the garden, this could be used as a work space, garden bar or gym area. The garden also has planted borders and is in need of some cultivation.

Council Tax Band: D

















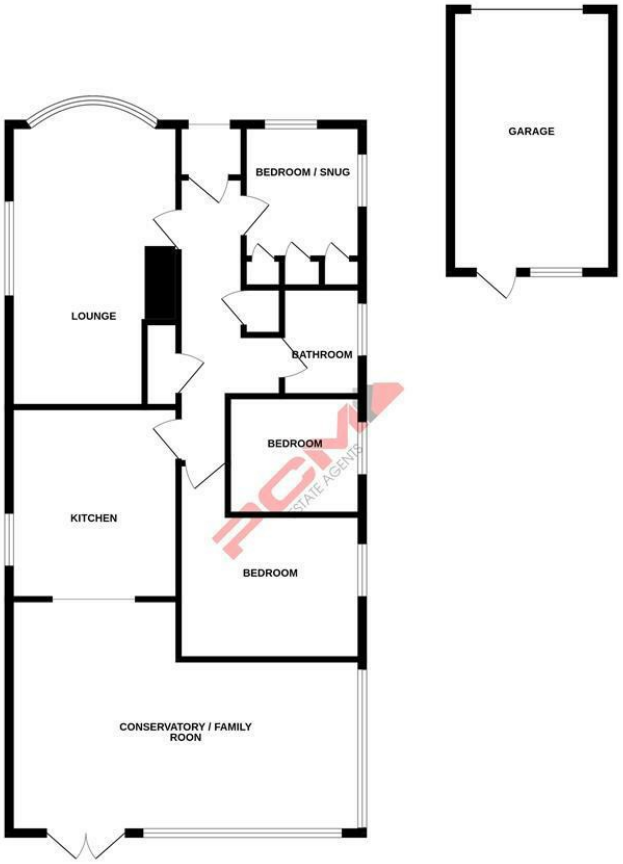




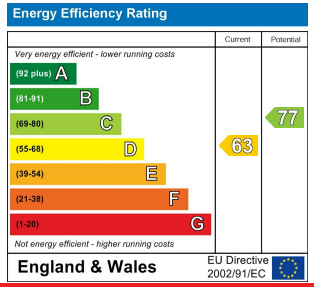


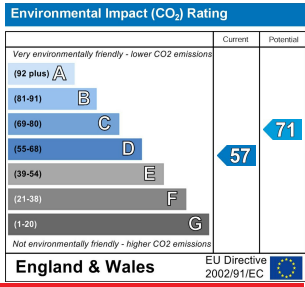


GROUND FLOOR



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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