



ESTATE AGENTS

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Price £385,000

PCM Estate Agents welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this DETACHED TWO BEDROOM BUNGALOW, positioned on this sought-after road with relatively level access and a LOW-MAINTENANCE LANDSCAPED GARDEN. This home also enjoys gas fired central heating, double glazing and a WOOD BURNING STOVE.

The well-appointed accommodation comprises a spacious entrance hall, 22ft LOUNGE-SNUG with French doors onto the garden, 19ft KITCHEN-DINER also having French doors to the garden, TWO DOUBLE BEDROOMS facing the front and a LOVELY SHOWER ROOM. The property has relatively level access.

This home is conveniently positioned on this sought-after road within Hastings, within easy reach of amenities and bus routes within the area.

Please call the owners agents now to book your viewing.

### **COMPOSITE DOOR**

Located at the side of the property, opening to:

### **ENTRANCE HALL**

Exposed wooden floorboards, double radiator, loft hatch, wall mounted thermostat control for gas fired central heating, doors to:

### **LOUNGE-SNUG**

22'2 x 10'9 (6.76m x 3.28m)

Dual aspect with double glazed window to side aspect, double glazed window and French doors to the rear with views and access onto the garden, two radiators, television point and a lovely feature tiled surround with stone hearth and wood burning stove, internal wooden partially glazed French doors opening onto:

### **KITCHEN-DINING ROOM**

19'4 narrowing to 17'8 x 11' (5.89m narrowing to 5.38m x 3.35m )

Fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and tiled splashbacks, range style cooker with double oven, grill and plate warmer, fitted cooker hood, inset one & ½ bowl drainer-sink unit with mixer tap, space for American style fridge freezer,

integrated dishwasher, integrated washing machine, dual aspect with double glazed window to side, double glazed window and French doors to rear with views and access onto the garden, ample space for dining table, two wall mounted vertical radiator, oak flooring, internal French doors to living room-snug, return door to entrance hall.

### **MASTER BEDROOM**

17'3 into bay x 11'4 (5.26m into bay x 3.45m)

Ceiling light with fan, freestanding wardrobes incorporated within the sale, radiator, double glazed bay window with window seat to front aspect having views over the road and to trees beyond.

### **BEDROOM**

17'3 into bay x 11'2 (5.26m into bay x 3.40m)

Two double radiators, ceiling light with fan, double glazed bay window to front aspect with views over the road and to trees beyond.

### **SHOWER ROOM**

Large walk-in shower enclosure with shower, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, down lights, extractor for ventilation, heated towel rail, double glazed pattern glass window to front aspect.

### **OUTSIDE - FRONT**

Double driveway providing off road parking for two vehicles side-by-side, area of lawn, established plants and shrubs, pathway leading to door located at the side.

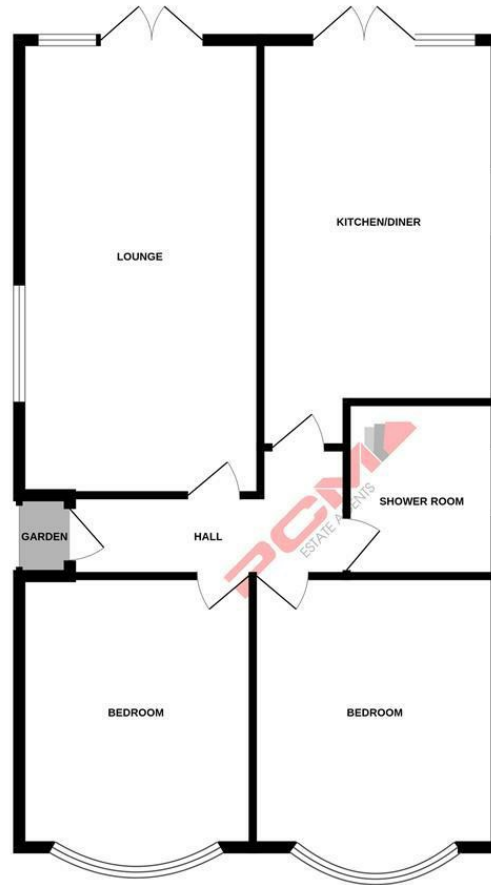
### **REAR GARDEN**

Low-maintenance and landscaped, arranged over three terraces with a stone patio abutting the property, offering ample outdoor space for patio furniture and chairs to eat al-fresco and entertain. There are two sympathetically laid out steps leading to the middle terrace, again being laid with a stone patio, offering a further seating area, whilst at the top of the garden there is a large studio room, currently utilised as a home gym but could be a home office, bar or summer house. The garden also benefits from outside power points and lighting, gated side access and a wooden shed.

Council Tax Band: C



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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	