



ESTATE AGENTS

**7, Barham Close, Hastings, TN34 2PA**

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**Offers In Excess Of £425,000**

PCM welcome to the market this BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW with GARAGE and AMPLE PARKING, tucked away in a quiet cul-de-sac in a sought-after part of Hastings. Local shops, including a Co-op Local, bus routes and Alexandra Park are all within easy reach, with Hastings town centre a short distance away.

The current owner has transformed the property through an extensive programme of renovation. At its heart is a NEWLY FITTED KITCHEN with quality INTEGRATED APPLIANCES, opening into a bright ORANGERY overlooking the garden. The SPACIOUS LOUNGE offers a comfortable place to relax beside a newly installed WOOD BURNING STOVE. All THREE BEDROOMS have built-in storage, while French doors from the principal bedroom open directly onto the rear patio. A stylish NEW SHOWER ROOM and SEPARATE WC complete the accommodation.

Outside, the block-paved driveway provides OFF ROAD PARKING for several vehicles and leads to a GARAGE with power and lighting. To the rear, the LANDSCAPED GARDEN offers a patio, lawn and a charming ORCHARD, creating a lovely setting for outdoor dining and quiet afternoons.

Finished to an excellent standard throughout, this is a home that needs to be seen to be fully appreciated. Viewing is highly recommended.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **BRIGHT AND AIRY ENTRANCE HALL**

Wood flooring, inset recessed down lights, radiator, large cupboard, loft hatch, doors to:

#### **LOUNGE**

14'6 x 12'4 (4.42m x 3.76m)

Coving to ceiling, radiator, television point, fireplace with wooden mantle, stone hearth and inset wood burning stove, double glazed window to front aspect with some lovely views over the Close and beyond to the sea between neighbouring properties.

#### **KITCHEN**

12'5 x 9'1 (3.78m x 2.77m )

Modern and comprising a range of eye and base level cupboards and drawers with soft close hinges, stone countertops and tiled splashbacks, Neff induction hob with extractor over, waist level double oven and grill, integrated appliances including tall fridge freezer, dishwasher and washing machine, inset resin drainer-sink unit with mixer tap, radiator, inset recessed lighting, coving to ceiling, wood flooring, ample space for breakfast/ dining table, double glazed window to side aspect, open plan to:

#### **ORANGERY**

12'8 x 12'2 (3.86m x 3.71m)

Part brick construction with double glazed windows to both side and rear elevations, double glazed French doors opening out onto the patio, continuation of the wood flooring, two radiators, recessed lighting, ceiling lantern, views and access onto the garden.

#### **BEDROOM**

12'7 x 12'5 (3.84m x 3.78m)

Coving to ceiling, fitted wardrobes, radiator, double glazed windows and French doors to rear aspect with views and access onto the garden.

#### **BEDROOM**

12'4 x 10'2 (3.76m x 3.10m)

Currently utilised as a dining room. Radiator, coving to ceiling, built in cupboard with shelving and hanging rail, wood flooring, double glazed window to front aspect having lovely views over the Close and to the sea between neighbouring properties.

#### **BEDROOM**

8'6 x 8'5 (2.59m x 2.57m)

Built in double wardrobe, coving to ceiling, radiator, double glazed window to side aspect.

#### **SHOWER ROOM**

Walk-in shower enclosure, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, inset down lighting, extractor for ventilation, heated towel rail, double glazed frosted glass window to side aspect.

#### **SEPARATE WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, down lights, coving to ceiling, double glazed frosted glass window to side aspect.

#### **OUTSIDE - FRONT**

Lawned front garden and an expansive block paved drive providing off road parking, leading to:

#### **GARAGE**

Up and over door.

#### **REAR GARDEN**

Porcelain patio abutting the property and wrapping around the side elevation, offering plenty of space to eat alfresco and entertain. The remainder of the garden is mainly laid to lawn with a variety of fruit trees including Bramley Apple, established planted borders, greenhouse, wooden shed, fenced boundaries, outside tap and gated side access to the front. The garden is incredibly private and enjoys sunshine throughout the day.

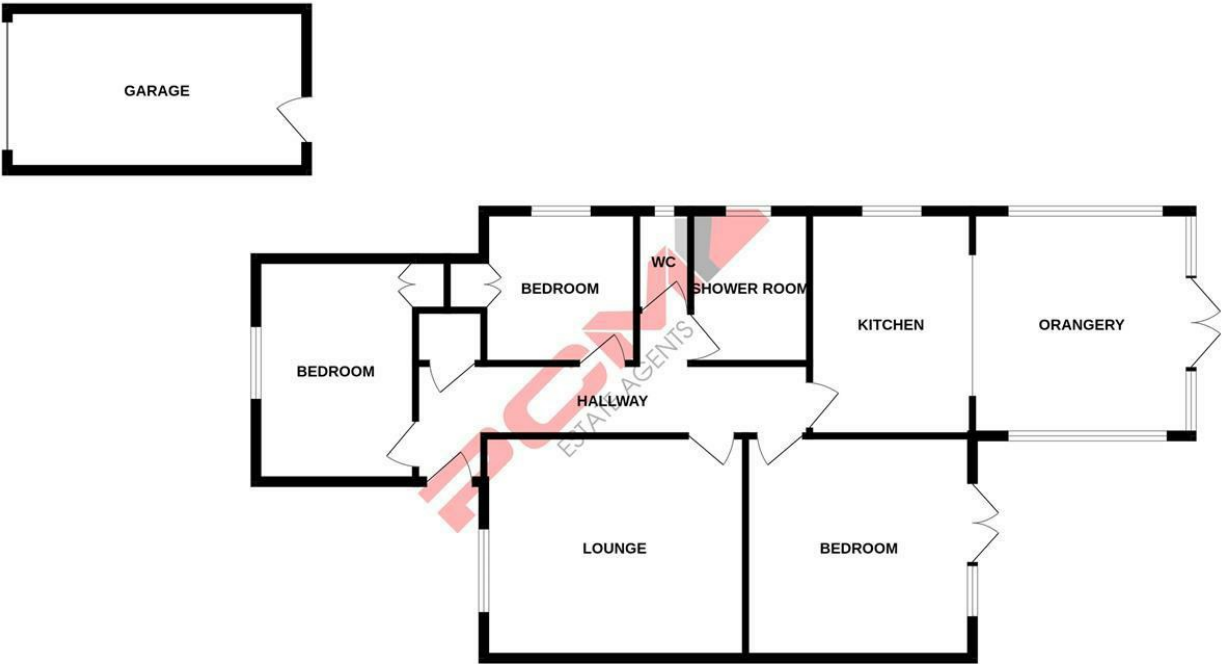
Council Tax Band: D







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                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 54      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.