



ESTATE AGENTS

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Price £375,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHARMING THREE BEDROOM DETACHED CHALET BUNGALOW, ideally situated on this sought-after road on the eastern outskirts of Hastings, with direct access to the nearby Hastings Country Park.

Accommodation is well-proportioned and arranged over two floors including modern comforts such as gas fired central heating and double glazing. Accommodation comprises a lounge, kitchen, separate DINING ROOM, ONE BEDROOM to the ground floor and a separate family bathroom. Downstairs you find an ADDITIONAL BEDROOM along with an OCCASIONAL ROOM/ RECEPTION ROOM.

To the rear of the property is a LARGE DECKED AREA which enjoys BREATH-TAKING VIEWS out over nearby countryside and woodland, whilst offering the perfect spot to enjoy outdoor dining and entertaining. Steps descending to a further area of garden, which is in need of cultivation, however offers plenty of scope to truly appreciate the space on offer.

Please call the owners agents now to book your viewing and avoid disappointment.

ENTRANCE PORCH

Double glazed to rear and side aspect, part glazed door to:

ENTRANCE HALL

Staircase leading down to lower floor accommodation, wall mounted thermostat, airing cupboard with hot water cylinder, additional cupboard with shelving, cupboard housing the electric meter and consumer unit, loft hatch, door to:

LOUNGE

14'9 x 10'5 (4.50m x 3.18m)

Exposed wooden floorboards, radiator, feature gas fire, double glazed window to front aspect.

KITCHEN

10'5 x 8'6 (3.18m x 2.59m)

Comprising a range of eye and base level units, four ring gas hob with extractor above and electric oven below, under counter fridge and freezer, integrated dishwasher, stainless steel sink with mixer tap, exposed wooden floorboards, double glazed sliding patio doors opening to the rear decking, with superb views over open fields, opening to:

DINING ROOM

10'6 x 9'9 (3.20m x 2.97m)

Exposed wooden floorboards, double glazed window to side aspect, double glazed patio door opening to the rear decking, with superb views over open fields and the garden.

BEDROOM

12' x 10'6 (3.66m x 3.20m)

Exposed wooden floorboards, built in wardrobe with hanging space, double glazed window to front aspect.

BATHROOM

Bath with mixer tap and separate shower attachment, low level dual flush wc, wash hand basin, chrome heated towel rail, frosted double glazed window to side aspect.

LOWER GROUND FLOOR

Leading to:

OCCASIONAL ROOM / BEDROOM

12'2 max x 9'9 max (3.71m max x 2.97m max)

Restricted head height. Radiator, double glazed window to rear aspect and double glazed door opening to the rear garden, access to undercroft storage and door to:

BEDROOM

11'6 x 9'5 (3.51m x 2.87m)

Restricted head height. Radiator, double glazed window to rear aspect and double glazed door opening to the rear garden.

OUTSIDE - FRONT

Steps down from street level, area of garden that is in need of cultivation, with a range of mature trees and shrubs, footpath and gated side access leading to the rear garden.

REAR GARDEN

Area of decking, providing the ideal spot for dining and entertaining, providing stunning views over nearby fields and countryside, steps down to two sections of garden which are in need of cultivation, offering a range of mature trees, shrubs and lawn.

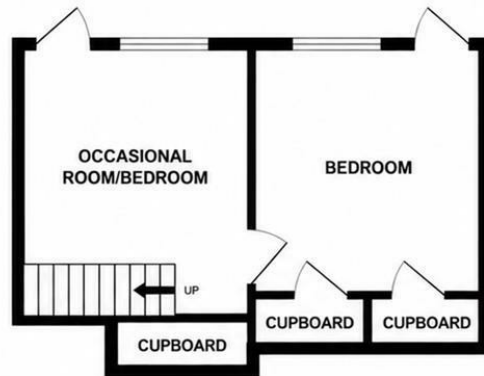
Council Tax Band: D



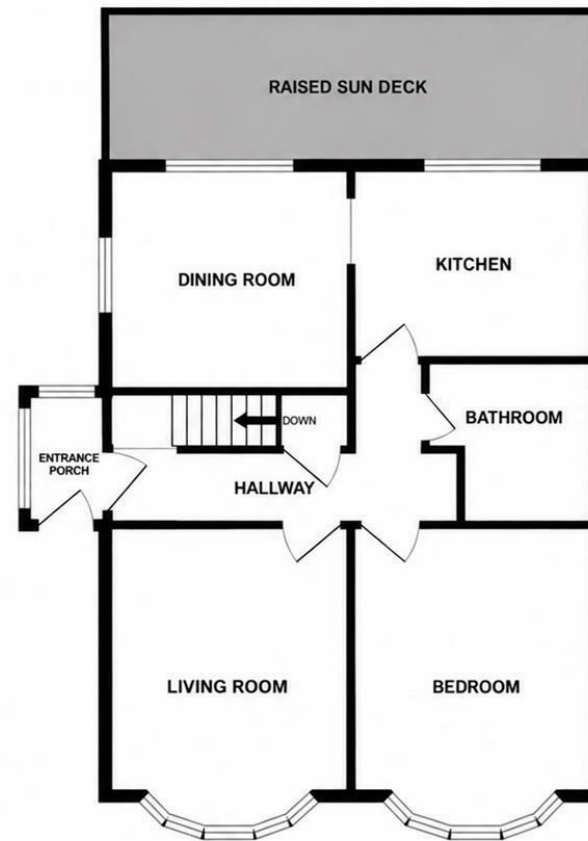




GARDEN LEVEL



GROUND FLOOR



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.