



PCMA
ESTATE AGENTS

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Price £350,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this DETACHED TWO BEDROOM BUNGALOW, positioned on this incredibly sought-after road within Hastings, occupying a GOOD SIZED PLOT with a LARGE FRONTAGE and a PRIVATE REAR GARDEN.

Inside the property offers modern comforts including gas fired central heating, double glazing and accommodation comprising a spacious entrance hall, lounge, KITCHEN-DINER, TWO DOUBLE BEDROOMS, one of which having an EN-SUITE SHOWER ROOM, and a family bathroom. In addition, there is a LEAN TO off the kitchen that provides both front and rear access.

The property is approached via a block paved drive providing plenty of OFF ROAD PARKING and space down the side elevation, potential for a garage to be built, subject to planning consents. The REAR GARDEN is laid to lawn and relatively level.

Conveniently positioned within easy reach of bus routes and amenities within the town. Viewing comes highly recommended, please call the owners agents now to book your viewing.

CANOPIED PORCH

With wooden partially glazed front door leading to:

ENTRANCE HALL

Loft hatch to loft space, storage/airing cupboard, wood flooring, radiator, doors to:

LOUNGE

12'5 x 11'2 (3.78m x 3.40m)

Wood flooring, radiator, television point, fireplace with gas fire, double glazed window to front aspect.

KITCHEN-DINER

16' x 10'5 (4.88m x 3.18m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, electric oven, inset drainer-sink unit with mixer tap, space for dining table, double radiator, space for tall fridge freezer, space and plumbing for washing machine, large built in

cupboard, double glazed window to rear aspect with views down the garden, door providing access to:

REAR LEAN TO

12'4 x 5'7 (3.76m x 1.70m)

Brick construction with polycarbonate roof, door to garden, door to side elevation leading to the front.

BEDROOM

13'1 x 10'6 (3.99m x 3.20m)

Wood flooring, radiator, dual aspect with double glazed windows to side and rear aspects.

BEDROOM

12'9 x 10'3 (3.89m x 3.12m)

Wood flooring, radiator, dual aspect with double glazed windows to front and side aspects, door to:

EN-SUITE

Walk-in shower enclosure with electric shower, dual flush low level wc.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, low level wc, vanity enclosed wash hand basin with mixer tap, vanity enclosed wash hand basin with mixer tap, radiator, part tiled walls, tiled flooring, double glazed frosted glass window to side aspect.

OUTSIDE - FRONT

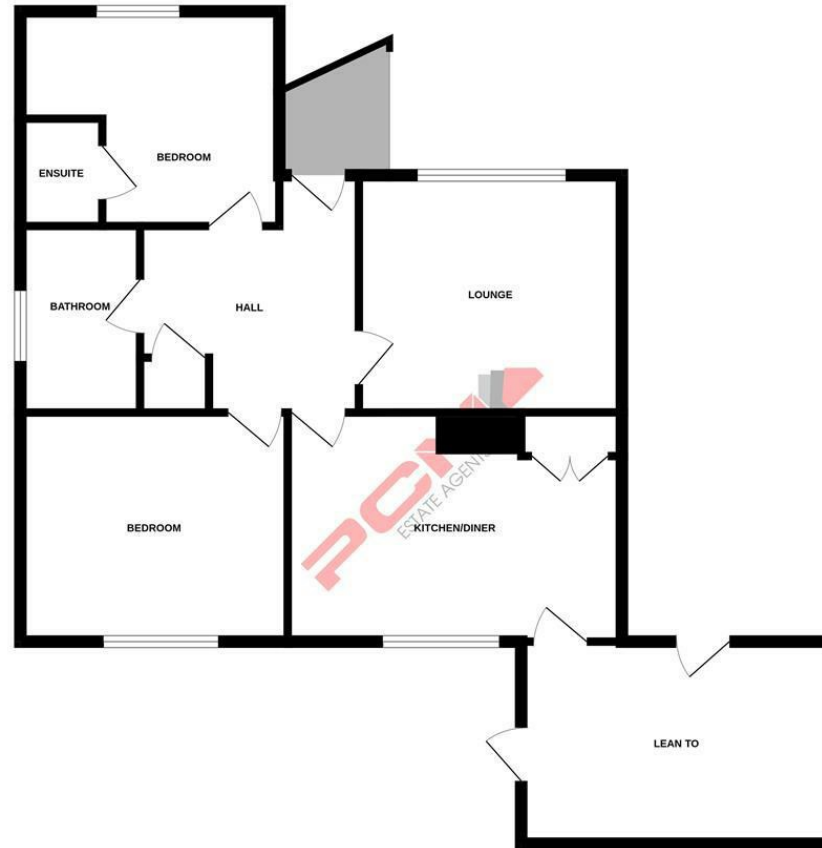
Good sized frontage being relatively level, with off road parking for multiple vehicles, space to side elevation and access to the rear garden.

REAR GARDEN

Relatively level and laid to lawn with concrete patio, three sheds, fenced boundaries, access down side elevation to the front, door to lean to. The garden enjoys a sunny and private aspect.



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.