PCM ESTATE AGENTS

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Offers Over £375,000

PCM Estate Agents welcome to the market this BEAUTIFULLY POSITIONED THREE/ FOUR BEDROOM DETACHED BUNGALOW, positioned on a sought-after road in Hastings, close to Ore village amenities.
Approached via a BLOCK PAVED DRIVEWAY, the property provides OFF ROAD PARKING and a LARGE GARAGE with UTILITY SPACE.

Inside, the bungalow is BRIGHT AND MODERN, with gas-fired central heating and double glazing. The accommodation is thoughtfully designed an IMPRESSIVE OPEN PLAN DUAL-ASPECT LOUNGE-DINING-FAMILY ROOM boasts FAR-REACHING VIEWS, and from here, a staircase leads down to a FLEXIBLE LOWER FLOOR ROOM, perfect as a fourth bedroom, games room, or study. There are THREE WELL-PROPORTIONED BEDROOMS, a modern family bathroom with a WC in addition to a SEPARATE WC, a BRIGHT KITCHEN that opens to the garden concludes the accommodation.

The GARDEN IS LOVELY and expands off the back and down the side, areas of lawn and establish planting as well as well thought out seating areas for relaxing and entertaining.

This is a RARE OPPORTUNITY to secure a truly versatile home in a WELL-CONNECTED LOCATION.

DOUBLE GLAZED FRONT DOOR
With window's either side opening to:

PORCH
Double glazed door opening to:

ENTRANCE HALL
Wood flooring, coving to ceiling, dado rail, radiator, built in storage cupboard, doors to:

OPEN PLAN LOUNGE-DINING-FAMILY ROOM
22'9 max x 19'9 max narrowing to 11'5 (6.93m max x 6.02m max narrowing to 3.48m)
Combination of wall lighting and inset spotlights, stairs descending to lower floor accommodation, television point, two radiators, two double glazed windows to rear and additional double glazed window to side having lovely views, including views of the East Hill and to the sea.

KITCHEN
11'5 x 7'7 (3.48m x 2.31m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, range style cooker with cooker hood over, tiled splashbacks, wall mounted boiler, inset drainer-sink unit with mixer tap, space for under counter fridge, part tiled walls, inset spotlights, wood flooring, double glazed window and door to side aspect.

BEDROOM
13'7 x 11'4 (4.14m x 3.45m)
Built in wardrobe, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM
11'6 narrowing to 9'5 x 7'4 (3.51m narrowing to 2.87m x 2.24m)
Built in cupboard, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM
11'6 narrowing to 9'6 x 7'7 (3.51m narrowing to 2.90m x 2.31m)
Built in wardrobe, radiator, coving to ceiling, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, shower over bath with rain style shower head and further hand-held shower attachment, glass shower screen, vanity enclosed wash hand basin, concealed cistern dual flush low level wc, heated towel rail, part tiled walls, double glazed pattern glass window to side aspect.

SEPARATE WC
Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, double glazed stained glass window to side aspect.

RECEPTION ROOM/ BEDROOM
17'3 x 9' (5.26m x 2.74m)
Located via stairs down from the open plan lounge-dining-family room. Wood flooring, radiator, down lights, double glazed window to side aspect and double glazed French doors to rear having views and access to the garden.

GARAGE
19'9 x 11' (6.02m x 3.35m)
Up and over door, window to side aspect, power and light, personal door to garden and further door to:

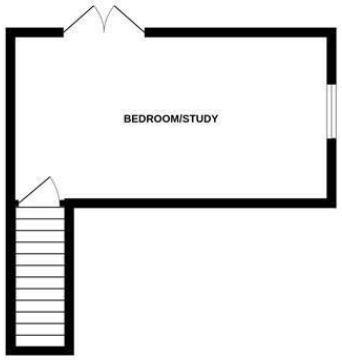
UTILITY
13' x 9' (3.96m x 2.74m)
Tiled flooring, double glazed window to rear aspect, porthole style window to side aspect.

REAR GARDEN
A lovely and established garden, accessible via the kitchen or lower floor reception/ bedroom, with a stone patio, additional decked patio, fixed wooden pergola, areas of lawn, established planting and some lovely trees, offering a good degree of privacy and welcome shade on a hot day.

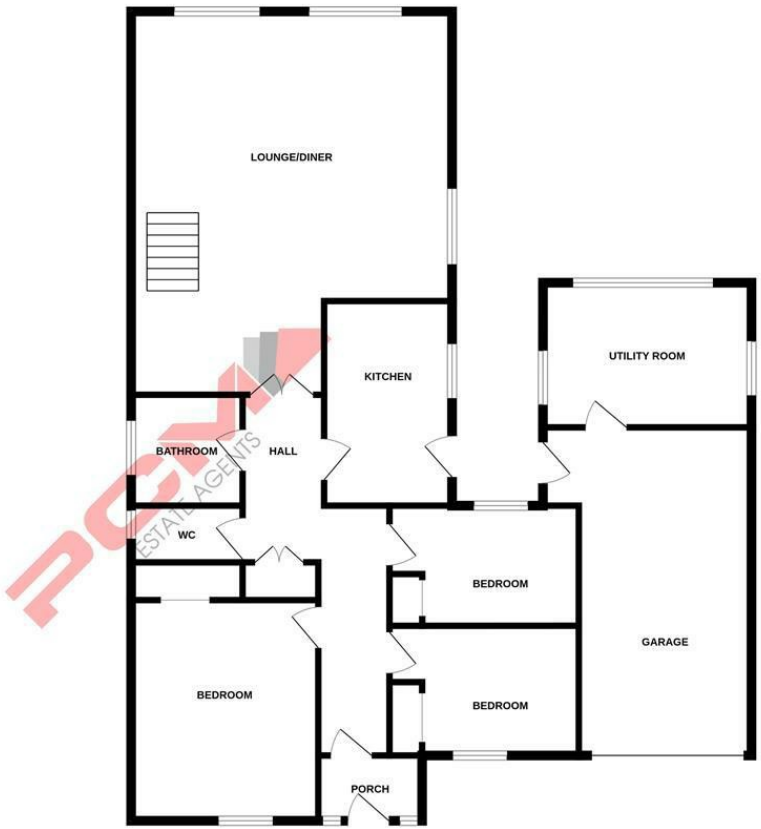
Council Tax Band: D

IF FRIENDS
DO NOT JUDGE
EACH OTHER
THEY JUDGE
PEOPLE
TOGETHER
Call off the hunt

FLOOR NAME



FLOOR NAME



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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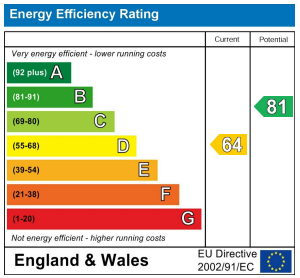

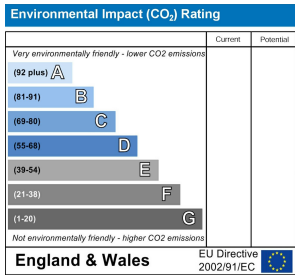

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.