



ESTATE AGENTS

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Guide Price £375,000

GUIDE PRICE £375,000 to £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ATTRACTIVE DETACHED TWO BEDROOM BUNGALOW, situated on this highly sought-after road in Hastings, with OFF ROAD PARKING for multiple vehicles, GARAGE and a PRIVATE REAR GARDEN.

Accommodation is well-proportioned and comprises an entrance hall, LOUNGE-DINING ROOM with FRENCH DOORS TO GARDEN, kitchen, TWO DOUBLE BEDROOMS and a family bathroom featuring both bath and separate shower. Further benefits include gas central heating and double glazing throughout.

Externally the property boasts a driveway providing AMPLE OFF ROAD PARKING leading to a GARAGE with an electric door, power and lighting. The REAR GARDEN offers a private and peaceful outdoor space, predominantly laid to lawn with a further area of artificial grass, having a RETRACTABLE CANOPY creating an ideal setting for dining and entertaining.

Conveniently located within easy reach of local amenities, bus routes and other facilities, this well-proportioned home offers both comfort and practicality in this desirable residential area. Early viewing is highly recommended, please contact the owners agents today to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator, alarm system, loft hatch, door opening to:

DINING ROOM

13'5 max x 13' (4.09m max x 3.96m)

Radiator, picture rail, two double glazed windows to rear aspect, double doors opening to the rear garden, opening to kitchen and archway to:

LOUNGE

13'6 max x 12'6 max (4.11m max x 3.81m max)

Radiator, electric fire with brick fire surround, picture rail, two double glazed windows to front aspect.

KITCHEN

13'8 x 6'4 (4.17m x 1.93m)

Comprising a range of eye and base level units, integrated fridge freezer, space

and plumbing for washing machine, space and plumbing for dishwasher, four ring gas hob with electric oven beneath and extractor fan above, inset one & ½ bowl sink with mixer tap, cupboard housing the hot water cylinder, wall mounted gas boiler, additional alcove space for microwave, radiator, part tiled walls, dual aspect with windows to front and side aspects, door to the rear garden.

BEDROOM

13'5 x 11'9 (4.09m x 3.58m)

Built in wardrobe with hanging space and additional shelving above, radiator, double glazed bay windows to front aspect.

BEDROOM

12'4 max x 10'4 (3.76m max x 3.15m)

Picture rail, wash hand basin with storage beneath, radiator, double glazed bay window to rear aspect.

BATHROOM

Panelled bath, shower cubicle with electric shower, wash hand basin, low level dual flush wc, chrome heated towel rail, tiled walls, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

Gated side access to the rear, large area of lawn with a variety of shrubs, dropped kerb providing off road parking for multiple vehicles, leading to:

GARAGE

14'7 x 7'9 (4.45m x 2.36m)

Electric up and over door, power and lighting, consumer unit and electric meter.

REAR GARDEN

Area of artificial lawn providing the perfect spot for outdoor dining and entertaining, electric roller canopy, gated side access to front, storage shed with power and lighting. There are steps up to a good-sized area of lawn having pathway through the middle, range of mature trees and shrubs, walled, fenced and hedged boundaries.

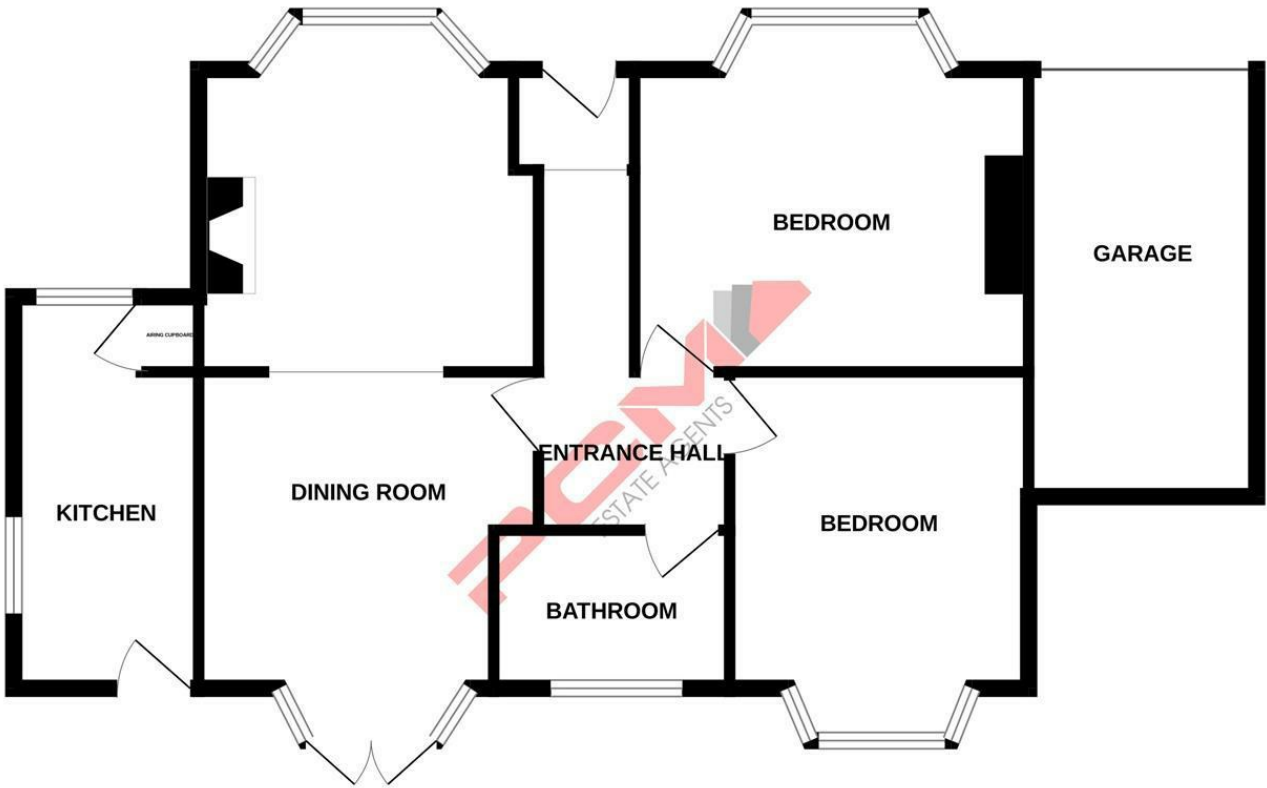
AGENTS NOTE

The loft is boarded and been part divided. Subject to the necessary planning & building consents, this could be made into two useable rooms.

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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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) 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		