



ESTATE AGENTS

45, Pine Avenue, Hastings, TN34 3PP

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £325,000

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this THREE BEDROOM SEMI-DETACHED BUNGALOW located in a sought-after area of Hastings, within easy reach of local shops, schools and bus routes connecting to Hastings town centre and nearby amenities. Offered to the market CHAIN FREE.

Accommodation comprises an entrance vestibule leading to a good sized entrance hall, a SPACIOUS LIVING ROOM, separate DINING ROOM, fitted kitchen, SUN ROOM, THREE BEDROOMS and a family bathroom. The sun room can be accessed via the living room and kitchen, providing a versatile space. Externally the property benefits from a front garden with an extensive CARRIAGE STYLE DRIVEWAY providing OFF ROAD PARKING for several vehicles. There is also further access and off road parking leading down to a SINGLE GARAGE. To the rear there is a LARGE WELL-ESTABLISHED GARDEN ideal for outdoor entertaining and family enjoyment. Further benefits include gas central heating and double glazing throughout.

Viewing comes highly recommended to fully appreciate the spacious accommodation and excellent location that this bungalow has to offer.

UPVC FRONT DOOR

Opening to:

ENTRANCE VESTIBULE

Ample space for storing coats and shoes, further door opening to:

ENTRANCE HALL

Loft hatch, two built in storage cupboards; one of which housing shelving and radiator, further built in cupboard housing the electric and gas meters along with thermostat, radiator, door to:

LOUNGE

14'3 x 14' (4.34m x 4.27m)

Stone fitted fire surround with electric fitted fire, television point, radiator, double glazed sliding patio doors providing access to the sun room.

KITCHEN

11'7 x 9'3 (3.53m x 2.82m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset one & ½ bowl sink with mixer tap, electric hob with extractor above, built in double oven, integrated microwave, space for slimline dishwasher, space and plumbing for washing machine, integrated fridge and freezer, tiled flooring, part tiled walls, double glazed window to side aspect, glazed door providing access to dining room and further door to hallway.

DINING ROOM

10'5 x 8'8 (3.18m x 2.64m)

Radiator, UPVC double glazed French style patio doors providing access to a sun room, UPVC double glazed window to rear aspect providing outlook onto the garden.

SUN ROOM

12'8 x 8' (3.86m x 2.44m)

UPVC double glazed windows either side of French style patio doors providing access onto the garden, double glazed sliding patio door providing access to lounge.

BEDROOM

12'8 x 10'6 (3.86m x 3.20m)

Range of fitted wardrobes, radiator, double glazed window to front aspect.

BEDROOM

11'4 x 7'6 (3.45m x 2.29m)

Radiator, double glazed window to front aspect.

BEDROOM

11'4 x 7'4 (3.45m x 2.24m)

Radiator, double glazed window to front aspect.

BATHROOM

Newly fitted suite with a low level dual flush wc, vanity wash hand basin with storage beneath, vanity mirror, panelled bath with mixer tap, corner shower cubicle with fitted shower and extractor above, radiator, two frosted double glazed windows to side aspect.

FRONT GARDEN

Carriage style driveway providing ample off road parking and benefitting from a good sized patio area, planted borders, small area of lawn. There are two wooden gates that provide access to the garage and further ample off road parking space.

GARAGE

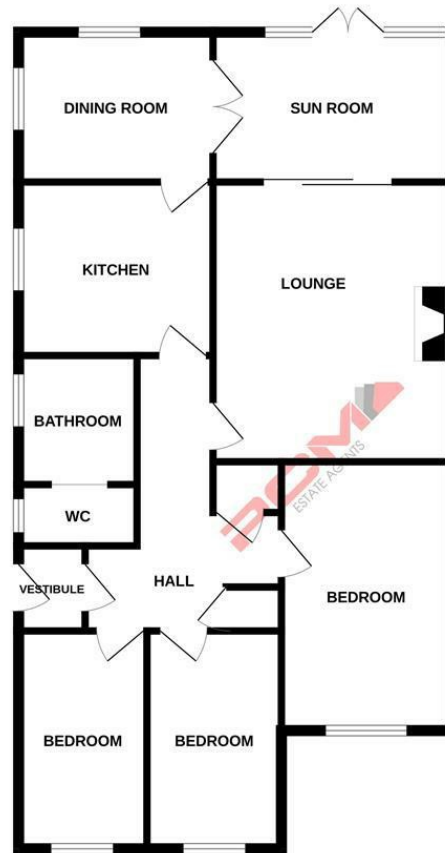
Up and over door.

REAR GARDEN

Extensive area of patio, perfect for outside dining, the remainder of the garden is mainly laid to lawn with a range of mature trees, shrubs and flower borders, two timber sheds, greenhouse and fenced boundaries.



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	