



**PCMA**  
ESTATE AGENTS

**26, Mount Road, Hastings, TN35 5LB**

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**Guide Price £300,000**

**\*\* GUIDE PRICE £300,000 TO £325,000 \*\***

PCM Estate Agents welcome to the market an opportunity to acquire this **DETACHED TWO BEDROOM BUNGALOW**, positioned on this incredibly sought-after road within Hastings, set behind a **FIVE BAR WOODEN GATE** and a walled front boundary.

The property has accommodation comprising an L shaped entrance hall with ample storage, **DUAL ASPECT LOUNGE-DINER**, kitchen, **TWO BEDROOMS** and a **SHOWER ROOM**. The property offers modern comforts including gas fired central heating and double glazing. There is **OFF ROAD PARKING** and a **WRAP AROUND GARDEN** that is in need of some cultivation, but offers lots of **POTENTIAL FOR IMPROVEMENT**.

Conveniently positioned within easy reach of amenities within Ore Village and within easy reach of Hastings historic Old Town. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **EXTERNAL PORCH**

Providing access to a front door, leading to:

#### **ENTRANCE HALL**

L shaped with wood flooring, built in storage, radiator, wall mounted consumer unit for the electrics, loft hatch to loft space, doors to:

#### **LOUNGE-DINING ROOM**

14' x 12'3 (4.27m x 3.73m)

Currently utilised as a bedroom. Wood flooring, radiator, fireplace, dual aspect with double glazed windows to side and front aspects having views onto the front garden.

#### **KITCHEN**

10'7 x 8'7 (3.23m x 2.62m )

Modern and built with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, wall mounted boiler, space and plumbing for washing machine, double glazed window to rear aspect with views onto the garden, double glazed door opening to the side providing access to the garden.

#### **BEDROOM**

12'5 x 10'9 (3.78m x 3.28m )

Currently utilised as a living room. Partially wood panelled walls, wood flooring, two radiators, double glazed windows and French doors to rear aspect with views and access onto the garden.

#### **BEDROOM**

11'4 x 9'4 (3.45m x 2.84m)

Wood flooring, radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

Walk in shower enclosure, pedestal wash hand basin, low level wc, radiator, part tiled walls, double glazed pattern glass window to side aspect.

#### **OUTSIDE - FRONT**

Walled and gated front boundary opening to a block paved drive providing off road parking, path to external porch and extending down the side elevation to the rear garden, area of lawn.

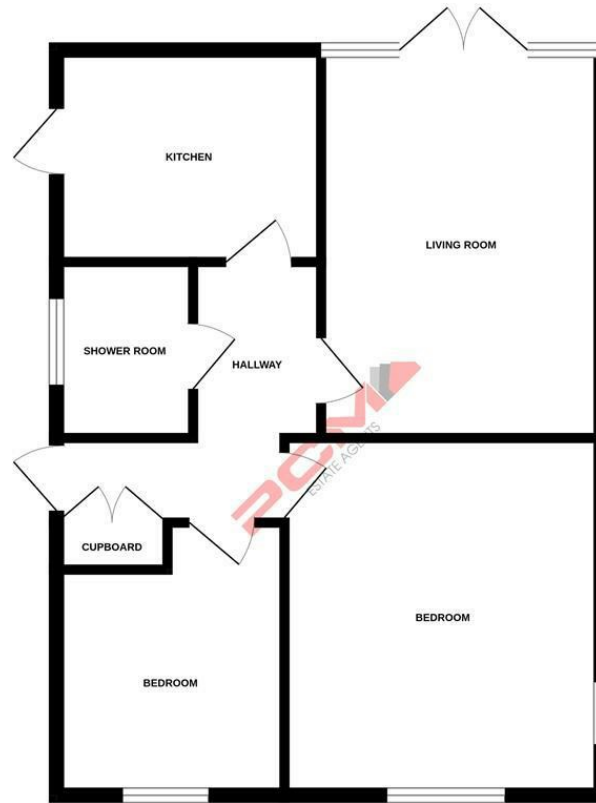
#### **REAR GARDEN**

Level and in need of cultivation with fenced boundaries, wooden shed and outside water tap.

Council Tax Band: C



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		