







PCM
ESTATE AGENTS

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Guide Price £350,000

** GUIDE PRICE £350,000 TO £375,000 **
PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE THREE BEDROOM DETACHED BUNGALOW plus LOFT ROOM, OFF ROAD PARKING and LARGE DETACHED GARAGE, occupying a QUIET POSITION on this sought-after cul-de-sac within this favourable region of Hastings.

This bungalow offers modern comforts including gas fired central heating, double glazing and offers well-proportioned and adaptable accommodation comprising a reception/ dining hall, inner hallway, BAY FRONTED LIVING ROOM, kitchen, THREE BEDROOMS and a bathroom with bath and shower. There is also a SUN ROOM that can be accessed via the kitchen and the addition of a LOFT ROOM, offering some LOVELY VIEWS of the sea. There are well-manicured FRONT AND SIDE GARDENS, with a CORNER PLOT POSITION, along with a LOW-MAINTENANCE PATIO GARDEN to the rear/ side elevation offering ample outdoor space for eating al-fresco or entertaining. To the front a DOUBLE DRIVEWAY provides OFF ROAD PARKING in addition to a LARGE GARAGE.

The property is generally well-presented but is IN NEED OF SOME UPDATING in areas, this allows the perfect opportunity for someone to buy a property and put their own personality in to and make their own.

Conveniently located within easy reach of St Helens Woods, viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
With windows either side opening to:

RECEPTION HALL
17' max x 12'9 max (5.18m max x 3.89m max)
A light and welcoming room with double glazed window to front and side elevations, tiled flooring, double radiator. Currently arranged as an entrance hall/ dining room having lovely views over the gardens to the front and side elevations. In addition, there is a wooden partially glazed door opening to:

HALLWAY
Loft hatch providing access to loft space and loft room with pull down ladder, radiator, telephone point, thermostat control for gas fired central heating, coving to ceiling, large storage cupboard.

LIVING ROOM
15'7 x 13'1 into bay (4.75m x 3.99m into bay)
Cornicing, picture rail, marble fireplace, television point, radiator, double glazed bow window to side aspect having lovely townscape views in between neighbouring properties and partial views of the sea.

KITCHEN-BREAKFAST ROOM
14'9 x 10'9 (4.50m x 3.28m)
Inset down lights, part tiled walls, tiled flooring, breakfast bar seating area, radiator. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with fitted cooker hood over and waist level oven/ grill and further separate grill, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, integrated fridge, space for tall fridge freezer, double glazed window to side elevation, double glazed window to rear elevation, double glazed door opening to:

SUN ROOM
12'6 x 8'3 (3.81m x 2.51m)
Tiled flooring, windows to rear, doors to both side elevations providing access to the garden.

BEDROOM
14'8 x 11'7 (4.47m x 3.53m)
Coving to ceiling, radiator, two double glazed windows to front aspect.

BEDROOM
14'5 x 9'6 (4.39m x 2.90m)
Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM
10'4 x 8'9 (3.15m x 2.67m)
Coving to ceiling, radiator, double glazed window to rear elevation.

BATHROOM
Corner bath, walk in shower unit with electric shower, concealed cistern low level wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed pattern glass window to rear aspect.

LOFT AREA
The pull down wooden ladder providing access to a landing area with door leading to:

LOFT ROOM
11'6 x 10'1 (3.51m x 3.07m)
Power and lighting, double glazed window to side elevation with far reaching views over Hastings, including views of Hastings Castle and to the sea.

GARDEN
Low maintenance and laid with patio, offering an ample space to eat al-fresco or entertain, established raised planted borders, gated access to front & side gardens, personal door to garage.

GARAGE
19' x 10'1 (5.79m x 3.07m)
Up and over door, power, windows to side and rear elevations, workbench, shelving.

OUTSIDE - FRONT
Occupying a corner plot position with well-manicured front and side gardens, mainly laid to lawn with established planted borders, path to front and side elevations, side area of patio, lovely views and driveway providing off road parking for two vehicles side by side.

Council Tax Band: D



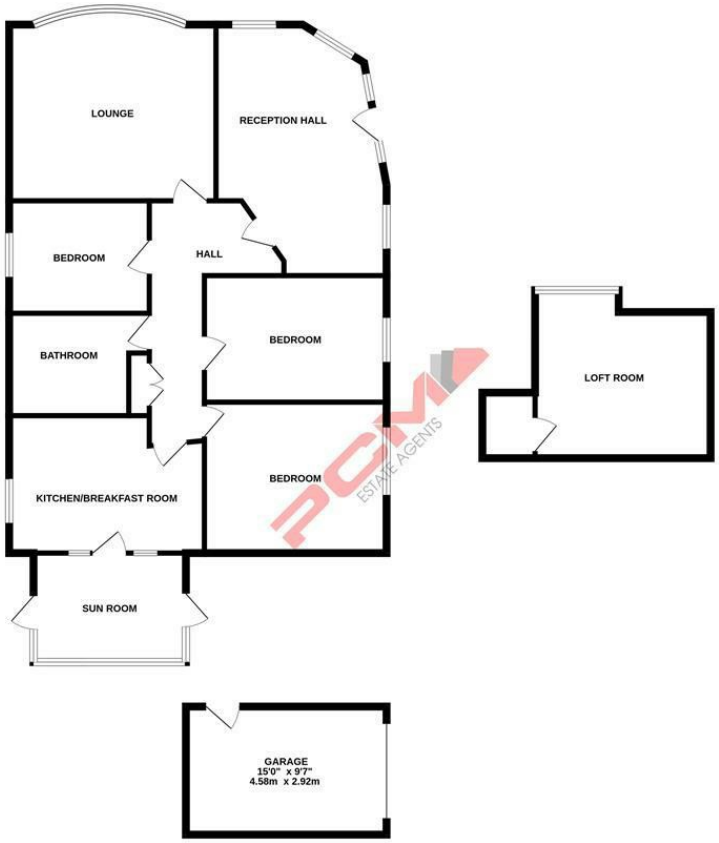




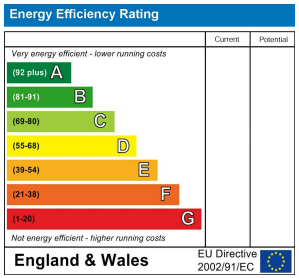


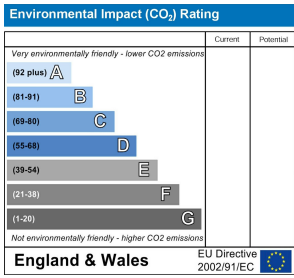
GROUND FLOOR

1ST 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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