



ESTATE AGENTS

**21, Pennine Rise, Hastings, TN34 3QH**

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**Price £179,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this UNIQUE and INDIVIDUAL TERRACED ONE BEDROOM BUNGALOW with a block paved drive providing OFF ROAD PARKING for two-three vehicles, double glazing, gas central heating and SOLAR PANELS adding to the energy efficiency of the home.

This property has accommodation comprising a LOUNGE with WOOD BURNING STOVE, kitchen, BEDROOM, SHOWER ROOM and a lean to. The property also benefits from a private and enclosed REAR GARDEN.

Conveniently positioned within easy reach of amenities, please call the owners agents now to book your viewing.

### **WOODEN PARYIALLY GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Coving to ceiling, loft hatch to loft space, open plan to:

### **LIVING ROOM**

14'6 x 9'6 (4.42m x 2.90m)

Double radiator, coving to ceiling, fireplace with wood burner, television point, open plan to:

### **KITCHEN**

12'8 x 10' (3.86m x 3.05m)

Part tiled walls, fitted with matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, dishwasher and tumble dryer, space for tall fridge freezer, double glazed window to rear aspect, double glazed door to lean to and opening to:

### **SIDE HALL**

Storage cupboard housing the wall mounted Worcester boiler, consumer unit for the electrics and circuit board for the solar panels, door leading to:

### **BEDROOM**

13'8 x 9'9 (4.17m x 2.97m)

Radiator, television point, loft hatch providing access to loft space, double glazed window to front aspect.

### **SHOWER ROOM**

Corner walk in shower enclosure with electric shower, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, extractor fan, double glazed window with obscured glass to rear aspect.

### **LEAN TO**

7'7 x 7'2 (2.31m x 2.18m)

Double glazed window to rear aspect, door to garden.

### **OUTSIDE - FRONT**

Block paved drive providing off road parking for two-three vehicles side by side.

### **REAR GARDEN**

Patio seating area, shrubs, walled and fenced boundaries.

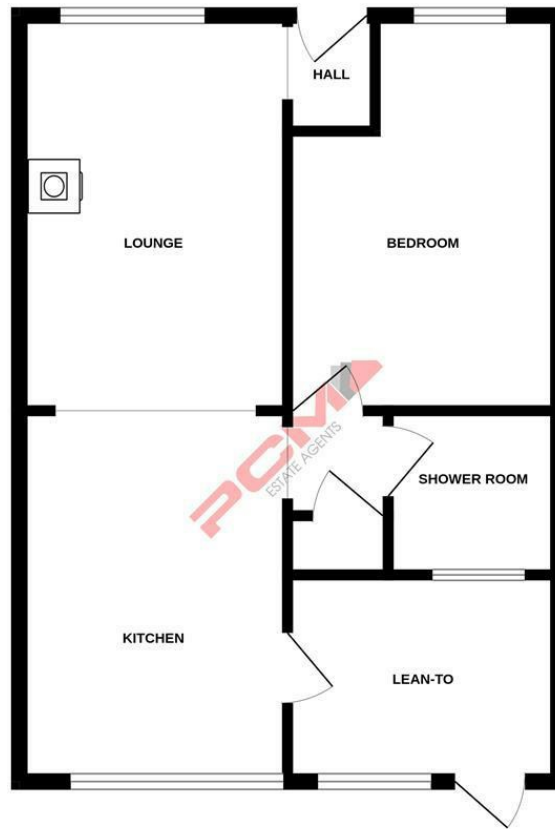
### **AGENTS NOTE**

The property has the benefit of solar panels that help contribute towards keeping the energy bills low and also providing excess energy back to the grid, for which you will receive remuneration for.

The kitchen extension opens up into the former conservatory that has been partially boarded.



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) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.