



PCMA
ESTATE AGENTS

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Price £350,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this formerly three bedroom DETACHED BUNGALOW, now arranged as a TWO BEDROOM with OPEN PLAN LOUNGE-DINING ROOM, OFF ROAD PARKING and GARAGE. Positioned on an incredibly sought-after road, close to bus routes and within easy reach of Alexandra Park.

The well-appointed accommodation comprises a spacious entrance hall with AMPLE STORAGE space, a spacious inner hallway providing access to the OPEN PLAN LOUNGE-DINING ROOM with double glazed windows to the front, TWO REAR FACING DOUBLE BEDROOMS with views onto the garden, kitchen, a lovely bathroom and a SEPARATE WC.

The REAR GARDEN is a lovely feature having a patio, GARDEN STUDIO and rear vehicular access leading to an area of block paving providing OFF ROAD PARKING and access to a DETACHED SINGLE GARAGE. The property also benefits from a LOVELY LEAFY OUTLOOK to the rear, as well as having modern comforts including gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

INVITING ENTRANCE HALL

Large storage cupboard housing the wall mounted consumer unit for the electrics and providing ample storage space, wood flooring, wooden partially glazed door opening to:

HALLWAY

Radiator, loft hatch, cupboard, doors to:

SEPARATE WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, radiator, double glazed opaque glass window to side aspect.

LIVING ROOM

15'8 x 11'1 (4.78m x 3.38m)

Wood flooring, radiator, coving to ceiling, television point, stone fireplace with inset gas living flame fire, double glazed window to front aspect with made to measure blinds, open plan to:

DINING ROOM

9'3 x 8'8 (2.82m x 2.64m)

Continuation of the wood flooring, coving to ceiling, double glazed window to front aspect with made to measure blinds.

KITCHEN

11'3 x 10'2 (3.43m x 3.10m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, gas cooker and oven, fitted cooker hood/ extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, integrated dishwasher, wood effect vinyl flooring, wall mounted Worcester boiler, dual aspect with double glazed windows to side and rear elevations with made to measure blinds, double glazed door opening to the rear garden.

BEDROOM

15' x 12'2 (4.57m x 3.71m)

Double radiator, double glazed window to rear aspect with made to measure blinds and views over the garden.

BEDROOM

11'10 x 10'2 (3.61m x 3.10m)

Radiator, double glazed window to rear aspect with made to measure blinds and views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower over, rain style shower head and hand-held shower attachment, twin wall hung vanity enclosed wash hand basins with mixer taps, part tiled walls, extractor for ventilation, heated towel rail, double glazed window with opaque glass to rear aspect for privacy.

REAR GARDEN

A lovely stone patio abutting the property, with steps down from the kitchen with hand rail, area of lawn, established flowerbeds, garden studio/ home office (8' x 6'), fenced boundaries, gated side access to front. The garden benefits from a leafy backdrop and power points. There is also a block paved drive at the bottom of the garden, with double opening gates. This area could serve as off road parking and leads to:

GARAGE

Up and over door.

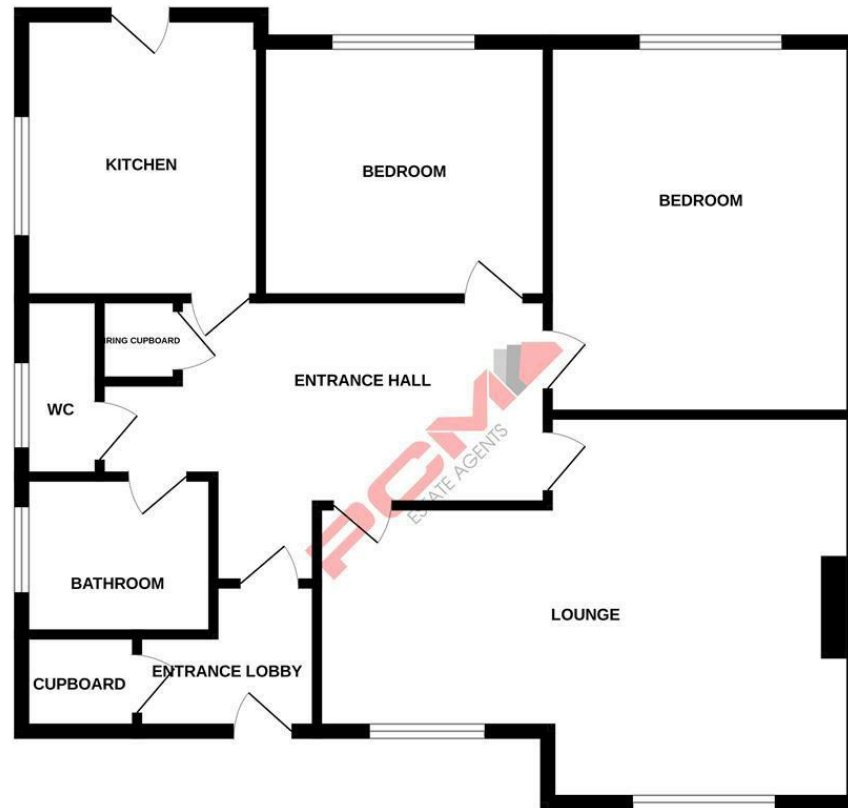
OUTSIDE - FRONT

Established with a variety of mature plants and shrubs, steps down to the front door with hand rail.

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) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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.