



66, Hoads Wood Road, Hastings, TN34 2BA

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Guide Price £350,000

****GUIDE PRICE £350,000 to £375,000****

PCM Estate Agents welcome to the market an exciting opportunity to acquire this DETACHED TWO/ THREE BEDROOM CHALET STYLE BUNGALOW, positioned on this sought-after road within the popular Blacklands region of Hastings. The property has a LOVELY GARDEN, OFF ROAD PARKING and a DETACHED GARAGE. Offered to the market CHAIN FREE.

The property is IN NEED OF SOME MODERNISATION, but offers modern comforts including gas fired central heating and double glazing. Accommodation is arranged over two floors comprising an entrance hall, spacious living room, CONSERVATORY, KITCHEN-BREAKFAST ROOM, TWO GROUND FLOOR BEDROOMS and a ground floor bathroom. Upstairs there is a BEDROOM with an EN-SUITE SHOWER ROOM.

The REAR GARDEN is a real feature of this LOVELY HOME, being landscaped with patio, areas of lawn and several sheds.

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

WOODEN DOOR

Located on the side, opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, radiator, under stairs recessed area, telephone point, large opening to kitchen and further doors to further rooms.

LIVING ROOM

17'4 max x 12'8 (5.28m max x 3.86m)

Dual aspect with double glazed bay window to side aspect, sliding patio doors to rear aspect, opening to conservatory, high ceiling with coving, picture rail, fireplace, radiator, television point.

CONSERVATORY

9'8 max x 9'8 max (2.95m max x 2.95m max)

Part brick construction with double glazed window to side and rear elevations, double glazed French doors opening to garden, glass roof, electric radiator and further conventional radiator, wood laminate flooring, pleasant views over the garden.

KITCHEN-DINING ROOM

15'9 x 10'2 (4.80m x 3.10m)

Dual aspect with double glazed windows to side and double glazed French doors to rear

aspect providing views and access onto the garden. Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, ceramic one & ½ bowl drainer-sink unit with mixer tap, electric hob, waist level oven, space for appliances such as washing machine, dishwasher and tall fridge freezer, pantry style cupboard housing the boiler, radiator, ample space for breakfast table/ small dining table.

BEDROOM

14'4 into bay x 11'6 (4.37m into bay x 3.51m)

Radiator, double glazed bay window to front aspect.

BEDROOM

10'5 into bay x 10'4 (3.18m into bay x 3.15m)

Double wardrobe, radiator, picture rail, double glazed bay window to front aspect.

BATHROOM

Panelled bath with spa style shower, pedestal wash hand basin, dual flush wc, tiled walls, heated towel rail, double glazed window with pattern glass for privacy to side aspect.

FIRST FLOOR LANDING

Open plan to:

BEDROOM

21' narrowing to 9'3 x 10'5 narrowing to 4'4 (6.40m narrowing to 2.82m x 3.18m narrowing to 1.32m)

Radiator, double glazed window to front aspect, restricted head height, open freestanding wardrobe with hanging rails, door to:

EN-SUITE

Walk-in shower enclosure with shower, pedestal wash hand basin, low level wc, radiator, part tiled walls.

OUTSIDE - FRONT

Large frontage providing off road parking for multiple vehicles leading to:

GARAGE

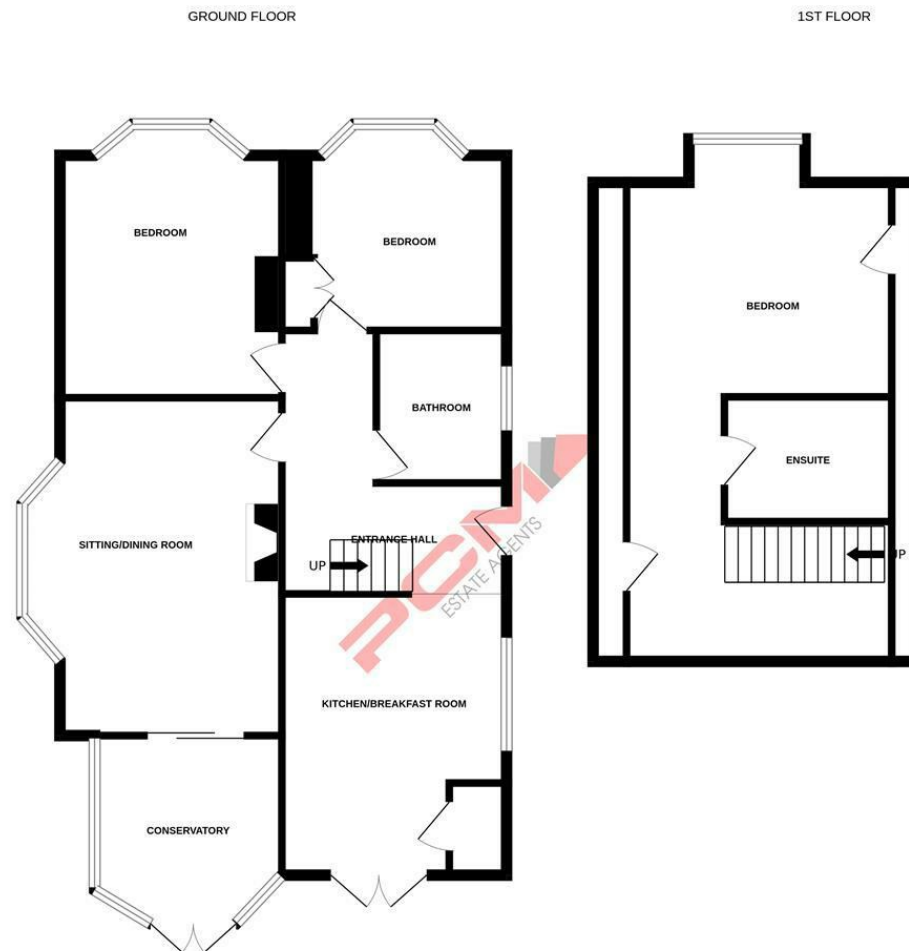
Up and over door, double glazed window to side aspect, double glazed window to rear aspect, double glazed door to side aspect.

REAR GARDEN

Established with patio area abutting the property, wrapping around the side elevation with a few steps down to an area of lawn, three sheds and a summer house.

Council Tax Band: C





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		
(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	