



ESTATE AGENTS

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Price £325,000

PCM Estate Agents present to the market this DETACHED TWO BEDROOM BUNGALOW offered to the market CHAIN FREE, with OFF ROAD PARKING and a GARAGE. Located on this incredibly sought-after road within Hastings, located within easy reach of Alexandra Park and bus routes providing convenient access to the town centre as well as a number of popular schooling establishments.

Accommodation comprises a porch leading to an L shaped entrance hall, a 15ft LOUNGE-DINER, kitchen-breakfast room, TWO WELL-PROPORTIONED BEDROOMS and a SHOWER ROOM. The property occupies an elevated position with OFF ROAD PARKING for two vehicles and a GARAGE. To the rear of the property is a TERRACED PRIVATE GARDEN, with ample space for table and chairs.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

UPVC construction with polycarbonate roof, windows to both front and side elevations, further UPVC door opening to:

L SHAPED ENTRANCE HALL

Loft hatch, airing cupboard housing immersion heater, telephone point, radiator, coving to ceiling.

LOUNGE-DINER

15'9 x 13'4 (4.80m x 4.06m)

Television point, fireplace, radiator, coving to ceiling, double glazed bow window to front aspect.

KITCHEN-BREAKFAST ROOM

11'3 x 9'6 (3.43m x 2.90m)

Radiator, coving to ceiling, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, ample space for breakfast table, radiator, space for electric cooker, inset one & ½ bowl drainer-sink with mixer tap, wall mounted Worcester boiler, space and plumbing for washing

machine, space for tall fridge freezer, double glazed window and door to rear aspect with views and access onto the garden.

BEDROOM

13'7 x 13' (4.14m x 3.96m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

13' x 11'9 (3.96m x 3.58m)

Fitted wardrobes, radiator, coving to ceiling, double glazed window to rear aspect.

SHOWER ROOM

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage beneath, corner shower enclosure, heated towel rail, tiled walls, wood laminate flooring, two double glazed windows with pattern glass to rear aspect.

OUTSIDE - FRONT

Occupying a slightly elevated position with a block paved drive providing off road parking for two vehicles, garden area with established planted beds.

GARAGE

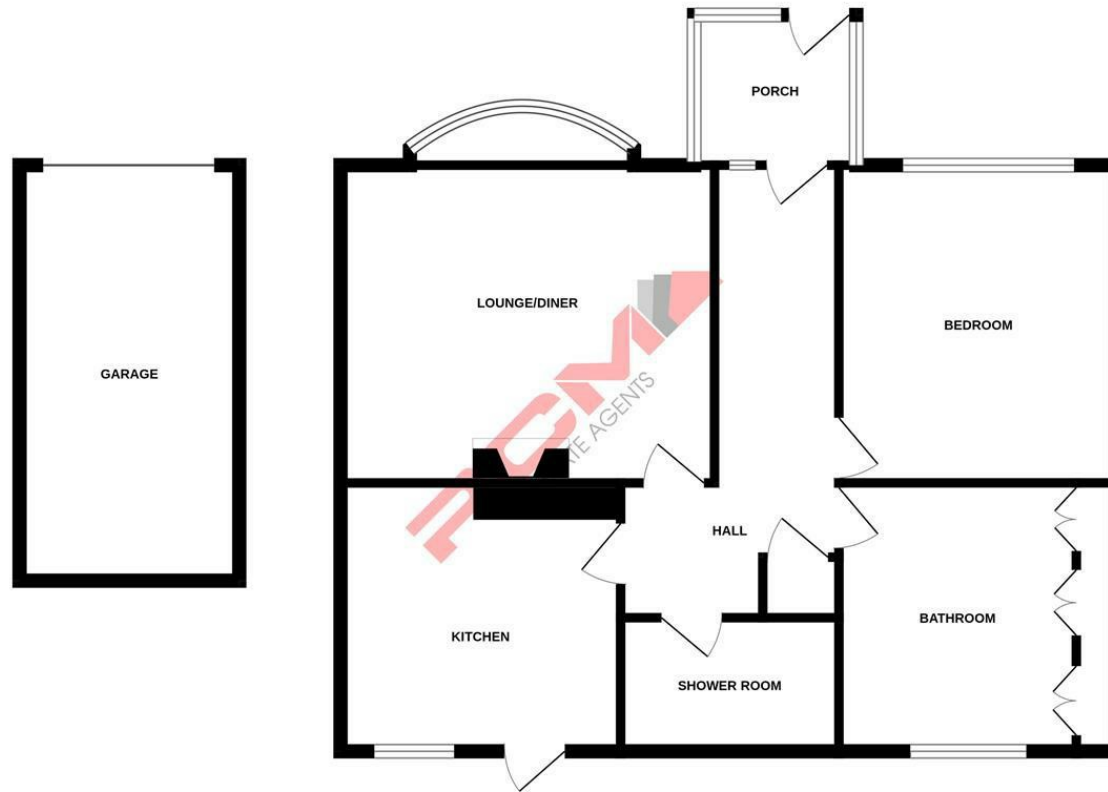
Electric up and over door, power and lighting.

REAR GARDEN

Sympathetically terraced with a stone patio abutting the property, offer ample outdoor space for table and chairs, two terraces that are relatively low-maintenance, fenced boundaries, gated side access and outside water tap.



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		
(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		
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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.