



ESTATE AGENTS

88, Ghyllside Avenue, Hastings, TN34 2QH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £300,000

PCM Estate Agents welcome to the market an opportunity to acquire this SEMI-DETACHED TWO BEDROOM BUNGALOW, positioned on this sought-after road within Hastings and benefitting from a DRIVEWAY, GARAGE and an ENCLOSED LOW-MAINTENANCE GARDEN.

This bungalow offers modern comforts including gas fired central heating, double glazing and whilst is IN NEED OF SOME MODERNISATION offers the perfect opportunity for somebody looking to buy a bungalow to put their own personality into and make their own.

Accommodation comprises an entrance porch leading to the entrance hall, lounge, kitchen, TWO BEDROOMS, bathroom and a rear lobby which provides access to the rear garden. There are also FRENCH DOORS from the living room that also provide access to the garden. The GARDEN is relatively LOW-MAINTENANCE with lawn, patio area and established plants and shrubs.

Conveniently positioned within easy reach of bus routes and nearby local amenities, including a parade of shops nearby and amenities within Little Ridge Avenue.

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

DOUBLE GLAZED PATTERN GLASS FRONT DOOR

Opening to:

PORCH

UPVC construction with double glazed pattern glass window to side and rear elevations, wooden partially glazed door opening to:

ENTRANCE HALL

Radiator, electric storage radiator, cupboard concealed electric meters, wall mounted thermostat control for gas fired central heating, coving to ceiling, loft hatch to a large loft space with pull down ladder, being boarded with lighting. Doors to:

LOUNGE-DINER

14'1 x 10'8 (4.29m x 3.25m)

Coving to ceiling, radiator, gas fire, coving to ceiling, television point, double glazed window and French doors to rear aspect allowing for a lovely outlook and access onto the garden beyond.

KITCHEN-BREAKFAST ROOM

14'1 x 8'9 (4.29m x 2.67m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, coving to ceiling, part tiled walls, floor standing boiler, pantry style cupboard, door opening to the rear lobby, double glazed window to rear aspect framing views over the garden.

BEDROOM

12'7 x 11'2 (3.84m x 3.40m)

Coving to ceiling, radiator, television point, double glazed window to front aspect with lovely views over the front garden.

BEDROOM

13'7 x 8'3 (4.14m x 2.51m)

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

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls, airing cupboard housing the immersion heater, two double glazed windows to side aspect with pattern glass for privacy.

REAR LOBBY

Double glazed window and door to side/ rear aspect having views and access to the garden.

REAR GARDEN

Low-maintenance and relatively level, laid to lawn with planted flowerbeds and borders, greenhouse, wooden shed, outside water tap, gated side access to front, personal door to the garage.

GARAGE

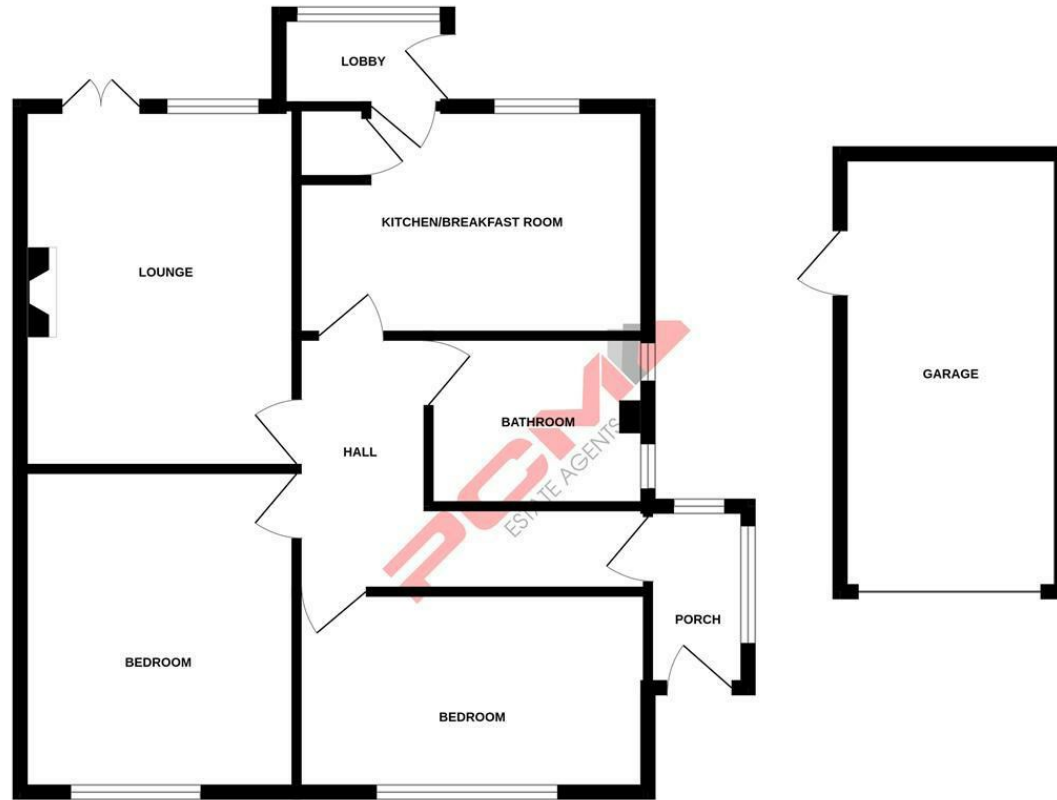
Up and over door, personal door to garden.

OUTSIDE - FRONT

Driveway providing off road parking, area of front garden, steps up to the front door.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	