



PCMA

ESTATE AGENTS

2, The Byeway, Hastings, TN34 2AY

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Price £325,000

PCM Estate Agents are pleased to bring to market this CHAIN FREE DETACHED TWO BEDROOM BUNAGLOW, set in a highly sought-after area of Hastings, with a generous driveway offering OFF ROAD PARKING for several cars, a GARAGE, and a beautifully enclosed, LANDSCAPED GARDEN with lovely glimpses of the sea. This home offers a peaceful retreat.

Inside, while some updating is needed, it provides an exciting chance for the new owner to add their personal touch. The spacious layout includes a welcoming entrance hall, a bright TRIPLE ASPECT LOUNGE-DINING ROOM with SEA VIEWS, a kitchen, TWO DOUBLE BEDROOMS and a bathroom.

Conveniently located near bus routes and popular schools, this property is full of potential, contact us today to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

With window to side opening to:

SPACIOUS ENTRANCE HALL

Radiator, airing cupboard housing the immersion heater with slatted shelving, large double cupboard with hanging rail, wall mounted thermostat control for gas fired central heating, loft hatch, doors to:

TRIPLE ASPECT LOUNGE-DINING ROOM

16'5 x 11'5 (5.00m x 3.48m)

Coving to ceiling, television & telephone points, radiator, stone fireplace, double glazed window to front and both side elevations, with views extending down The Byeway and over Hastings.

KITCHEN

12'3 x 9'7 (3.73m x 2.92m)

Wall mounted Worcester boiler, double radiator down lights, coving to ceiling, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset drainer-sink unit with mixer tap, electric hob with oven below, space for tall fridge freezer, space and plumbing for washing machine, double glazed window to side and rear aspects having views over the garden, double glazed door providing access to the garden.

BEDROOM

15'9 x 10'3 (4.80m x 3.12m)

Coving to ceiling, radiator, double glazed window to front aspect and double glazed window to rear having views over the garden.

BEDROOM

12' x 9'4 (3.66m x 2.84m)

Radiator, double glazed window to rear aspect with views over the garden.

BATHROOM

Panelled bath, concealed cistern dual flush low level wc, vanity enclosed wash hand basin offering ample storage set beneath, tiled walls, radiator, two double glazed pattern glass windows to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles, landscaped front garden with established planted borders and areas of lawn, access down both side elevations to the garden.

GARAGE

Double opening doors, window to side aspect, power and light.

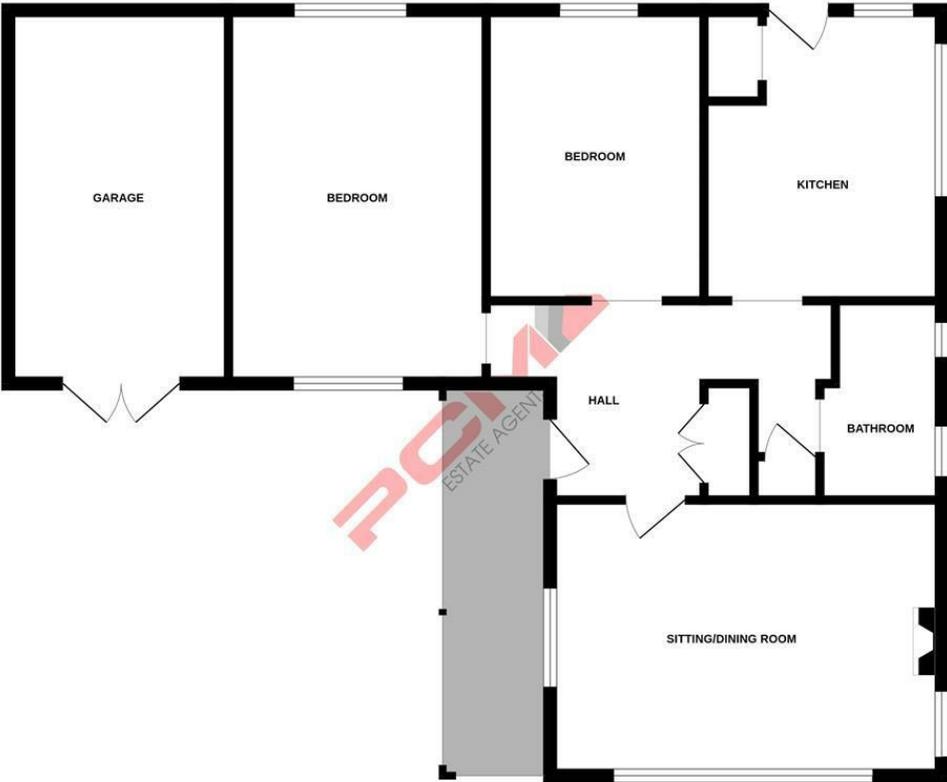
REAR GARDEN

beautifully land

Beautifully landscaped and terraced with established planted borders, areas of lawn, rockery and patio, far reaching views from the top of the garden to the sea.



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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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.

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	