



ESTATE AGENTS

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Price £315,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE BEDROOM BUNGALOW, positioned on this sought-after road on the outskirts of Hastings, with an ENCLOSED LOW-MAINTENANCE GARDEN, OFF ROAD PARKING and a GARAGE. The property also benefits from double glazed windows and WARM AIR HEATING.

Whilst the property does need some updating, it allows the eventual buyer to put their own personality into and add value. Accommodation is well-proportioned with the porch leading to the entrance hall with ample storage space, lounge, SEPARATE DINING ROOM leading to the kitchen, THREE DOUBLE BEDROOMS, bathroom and a SEPARATE WC.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

UPVC construction with double glazed door opening into:

ENTRANCE HALL

Ample storage space, loft hatch, two large double cupboards one of which housing the immersion heater, wood laminate flooring, doors opening to:

DINING ROOM

12'1 x 10'4 (3.68m x 3.15m)

Double glazed window to side aspect, door to living room and further door to:

KITCHEN

8'4 x 9'7 (2.54m x 2.92m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, inset double drainer-sink unit, built in cupboard, double glazed window and door to side aspect.

LIVING ROOM

16' x 11'8 (4.88m x 3.56m)

Dual aspect with double glazed windows to side and rear elevation, television point.

BEDROOM

11'8 x 9'4 (3.56m x 2.84m)

Built in wardrobe, double glazed window to rear aspect.

BEDROOM

11'8 x 8' (3.56m x 2.44m)

Double glazed window to front aspect.

BEDROOM

11'4 x 8'2 (3.45m x 2.49m)

Built in wardrobe, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls.

SEPARATE WC

Low level wc, double glazed window to side aspect.

GARDENS

Extending off the side and rear elevation with pond, area of lawn and fenced boundaries. Access to:

GARAGE

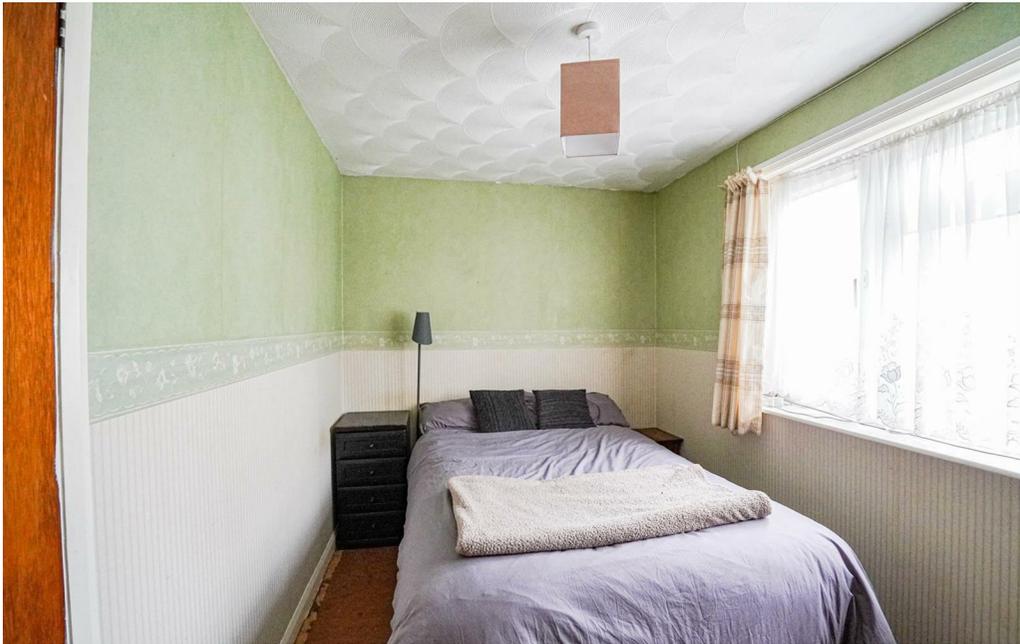
16'6 x 8'7 (5.03m x 2.62m)

Up and over door, power and light. At the rear of the garage there is space and plumbing for washing machine, space for tumble dryer, double glazed window to rear aspect, door providing access to the rear garden.

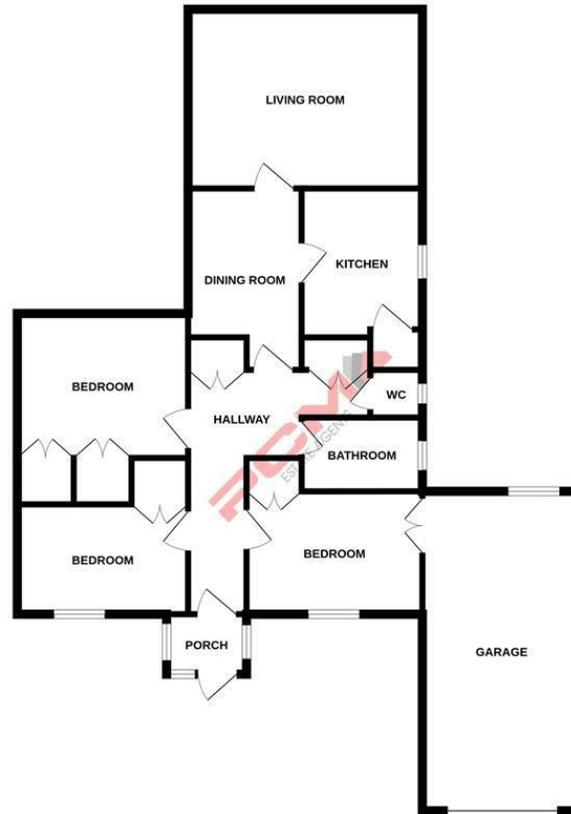
OUTSIDE - FRONT

Providing off road parking.

Council Tax Band: D



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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	
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			84
(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.