



ESTATE AGENTS

Witz End, Cliff End Lane, Hastings, TN35 4EF

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Price £775,000

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY PRESENTED and EXTENDED THREE/FOUR BEDROOM DETACHED BUNGALOW, situated in a tucked-away position off Cliff End Lane. Occupying a GENEROUS PLOT, properties of this type rarely become available.

The spacious and versatile accommodation comprises an inviting entrance hall leading into a bright and welcoming LOUNGE, complete with a feature WOOD BURNING STOVE. The well-appointed KITCHEN-DINER offers ample space for family living and entertaining, with patio doors opening directly onto the rear garden. There is also a separate UTILITY ROOM for added convenience.

The property offers FOUR BEDROOMS, with one currently utilised as a home office, providing flexibility for modern living. The PRINCIPLE BEDROOMS benefits from BUILT-IN-WARDROBES and a stylish EN-SUITE SHOWER ROOM. A large family bathroom serves the remaining bedrooms and features a freestanding bath alongside a separate walk-in shower.

Externally, the property continues to impress with OFF ROAD PARKING for multiple vehicles and a DETACHED GARAGE. The REAR GARDEN provides a true haven for gardening enthusiasts, enjoying views across the surrounding countryside and neighbouring farmland. The grounds currently include a chicken coop, pond, greenhouse, and garden shed, creating a wonderful outdoor space to enjoy throughout the year.

To fully appreciate the accommodation, setting, and lifestyle on offer, viewing is highly recommended. Please contact PCM Estate Agents today to arrange your appointment and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator, inset ceiling spotlights, built in storage with additional shelving, loft hatch, electric consumer unit, opening to:

LOUNGE

21'2 x 15'2 (6.45m x 4.62m)

Feature wood burning stove and stone hearth, radiator, double glazed window to rear aspect providing a pleasant outlook over the gardens and nearby fields, double glazed door opening to the side aspect and double doors opening to an additional hallway providing access to the bedrooms.

KITCHEN-DINER

23' x 9'9 (7.01m x 2.97m)

Comprising a range of eye and base level units, space and plumbing for dishwasher, under counter fridge, inset one & ½ owl sink with mixer tap, space for electric range style cooker with extractor above, part tiled walls, dining area providing ample space for table and chairs, dual aspect double glazed windows to rear and side aspects, double glazed patio doors opening to the rear garden.

UTILITY ROOM

9'5 x 6'9 (2.87m x 2.06m)

Base level units, butler style sink with mixer tap, wooden countertop, part tiled walls, space and plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, heated towel rail, frosted double glazed window to front aspect.

BEDROOM/ RECEPTION ROOM

12'1 max narrowing to 10'2 max x 10' (3.68m max narrowing to 3.10m max x 3.05m)

Radiator, exposed wooden floorboards, double glazed window to front aspect.

INNER HALL

Loft hatch, radiator, storage cupboard, double glazed window to front aspect, doors to:

BEDROOM

21' max into wardrobe x 15'4 (6.40m max into wardrobe x 4.67m)

Radiator, built in wardrobe with hanging space and additional shelving above, dual aspect double glazed windows to rear and side aspect, with the rear providing beautiful views out over the garden and nearby countryside, door to:

EN-SUITE

Walk-in shower, low level dual flush wc, wash hand basin with additional storage below and extractor fan, frosted double glazed window to side aspect.

BEDROOM

16'6 x 10'5 max narrowing to 8'3 (5.03m x 3.18m max narrowing to 2.51m)

Radiator, two built in wardrobes, one having additional shelving and the other with hanging space, double glazed window to front aspect.

BEDROOM

11'9 x 11' (3.58m x 3.35m)

Radiator, double glazed window to front aspect.

OUTSIDE - FRONT

Off road parking for multiple vehicles, access to garage, area of lawn wrapping around and providing access to two gates leading to the rear garden, surrounded by a variety of mature shrubs and planted borders, steps leading down to the front door.

DETACHED GARAGE

Up and over door.

REAR GARDEN

A particular feature of the property is its stunning garden, which can be accessed via the kitchen, lounge or the side of the property. There is a large area of patio, idea for outdoor dining and entertaining, expansive area of lawn, surrounded by a range of mature trees and shrubs, two storage sheds, greenhouse, fenced planted areas, ideal for growing fruit and vegetables or plants, two chicken coup's, a natural pond, access to the septic tank.

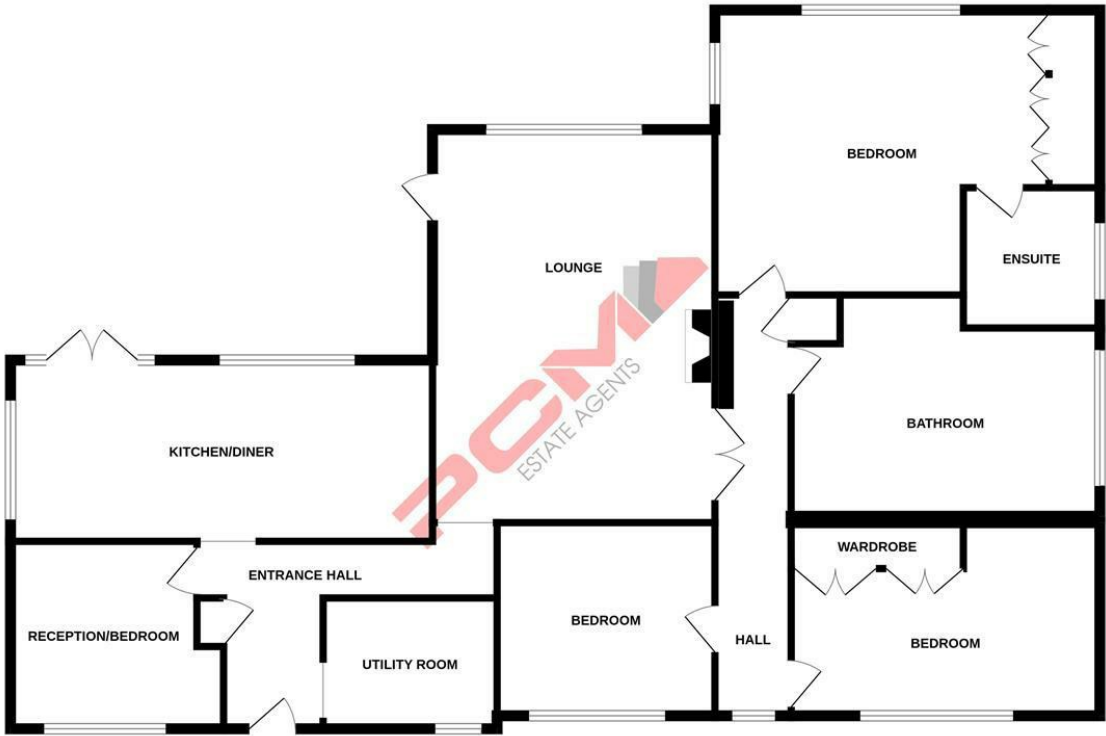
Council Tax Band: F







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		

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.