



55, St. Helens Down, Hastings, TN34 2BG

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Price £375,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this THREE BEDROOM DETACHED BUNGALOW, offered to the market CHAIN FREE and positioned on this sought-after road within Hastings. The property is approached via a block paved drive providing OFF ROAD PARKING for multiple vehicles leading to a GARAGE, and having a relatively low-maintenance ENCLOSED PRIVATE REAR GARDEN.

Offering modern comforts including gas fired central heating, double glazing and accommodation comprising a vestibule, entrance hall, LOUNGE-DINER, kitchen, THREE BEDROOMS; one of which could be utilised as a formal dining room, bathroom and a SUN ROOM.

Viewing comes highly recommended for anyone seeking a bungalow in a SUPERB LOCATION with RELATIVELY LEVEL FRONT AND REAR ACCESS.

Please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING PORCH

Double glazed window to front aspect, tiled flooring, further wooden partially glazed door opening to:

ENTRANCE HALL

Double radiator, coving to ceiling, ample built in storage, telephone point, doors to:

LOUNGE-DINER

18'8 x 11'9 (5.69m x 3.58m)

Double radiator, single radiator, coving to ceiling, fireplace, television point, double glazed window to front aspect.

KITCHEN

10'4 max x 9'3 (3.15m max x 2.82m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with extractor over, waist level double oven and grill, space and plumbing for washing machine, space for under counter fridge freezer, radiator, coving to ceiling, wall mounted cupboard concealed boiler, double glazed window to front aspect, double glazed door to side providing access to a passage leading to the front and rear gardens.

MASTER BEDROOM

14'3 max x 10'2 (4.34m max x 3.10m)

Coving to ceiling, radiator, fitted bedroom furniture incorporating lovely fitted wardrobed and matching bedside tables and chest of drawers, double glazed window to rear aspect with lovely views down the garden, door opening to side aspect providing access to:

SUN ROOM

10'1 max x 7'8 max (3.07m max x 2.34m max)

Part brick construction with double glazed windows to side aspect, double glazed French doors providing views and access to the garden, tiled flooring, personal door to the integral garage.

BEDROOM

12'4 x 10'2 (3.76m x 3.10m)

Coving to ceiling, radiator, double glazed window to rear aspect with lovely views down the garden.

BEDROOM

8' x 7'2 (2.44m x 2.18m)

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

SHOWER ROOM

Good sized walk-in shower enclosure with pull down seat, low level wc, pedestal wash hand basin, part tiled walls, radiator, coving to ceiling, double glazed obscured glass window to side aspect.

REAR GARDEN

Lovely garden with manicured lawn having planting borders, stone patio and path abutting the property and wrapping around both side elevations, gated side access to both side aspects.

OUTSIDE - FRONT

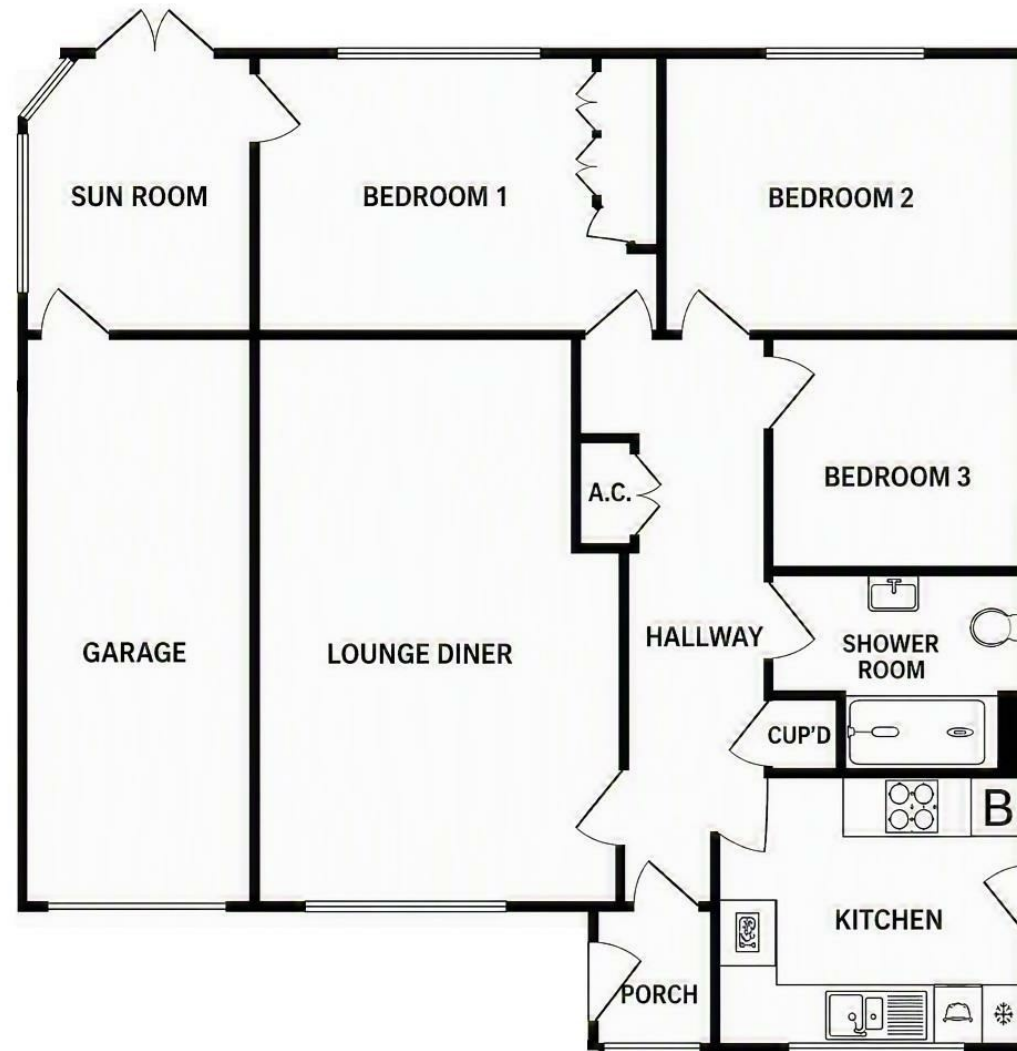
Driveway providing off road parking, established front garden being well planted with mature plants and shrubs, path to front door, relatively level access.

GARAGE

19'2 x 9' (5.84m x 2.74m)

Up and over door, power and light.





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.