PCM ESTATE AGENTS

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Guide Price £300,000

** GUIDE PRICE £300,000 - £325,000 **
PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO Double BEDROOM SEMI-DETACHED BUNGALOW positioned on this incredibly sought-after road within Hastings. The property benefits from a having a driveway providing OFF ROAD PARKING for multiple vehicles and an ENCLOSED LOW-MAINTENANCE MANAGEABLE REAR GARDEN.

Inside, the property offers modern comforts including gas fired central heating, double glazing and exceptionally well presented and improved accommodation.

An inviting entrance hall with ample storage space, BOW FRONTED LOUNGE, kitchen being OPEN PLAN onto a CONSERVATORY-DINING ROOM, TWO DOUBLE BEDROOMS and a LARGE SHOWER ROOM.

Conveniently located within easy reach of amenities, bus routes, Alexandra Park and St Helens wood. The garden is manageable and relatively LOW-MAINTENANCE with patio seating areas offering AMPLE OUTDOOR SPACE to entertain, eat al-fresco or simply have a quiet moment.

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

DOUBLE GLAZED FRONT DOOR
Opening onto:

INVITING ENTRANCE HALL
Combination of tiled and exposed wooden flooring, partially wood panelled walls, double radiator, loft hatch providing access to loft space, wall mounted consumer unit for the electrics, wall mounted thermostat control for gas fired central heating, storage cupboard.

LIVING ROOM
15'3 into bay x 10'6 (4.65m into bay x 3.20m)
Coving to ceiling, picture rail, radiator, tiled open fireplace, exposed wooden flooring, television point, double glazed bow window to front aspect.

KITCHEN
11'9 x 8'7 (3.58m x 2.62m)
Bespoke and built with a range of base level cupboards, freestanding solid wood sideboard with storage, resin one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, space for cooker, radiator, additional built in storage, wall mounted shelving, space for tall fridge freezer, double glazed window to side aspect, exposed wooden flooring - open plan to:

CONSERVATORY
9'6 x 7'8 (2.90m x 2.34m)
Part brick construction with double glazed windows to both side and rear elevations, double glazed door opening onto the garden with pleasant views, wood laminate flooring, wall mounted electric panel radiator, polycarbonate roof.

BEDROOM
13'4 x 10'7 (4.06m x 3.23m)
Coving to ceiling, exposed wooden flooring, radiator, double glazed window to rear aspect having views onto the garden.

BEDROOM
10'9 x 8'1 (3.28m x 2.46m)
Dual aspect with double glazed windows to both front and side elevations, wood effect vinyl flooring, radiator, coving to ceiling.

SHOWER ROOM
Tiled flooring, aquaborded walls, radiator, large walk in shower, wash hand basin, dual flush low level wc, radiator, extractor fan for ventilation, two double glazed pattern glass windows to side aspect.

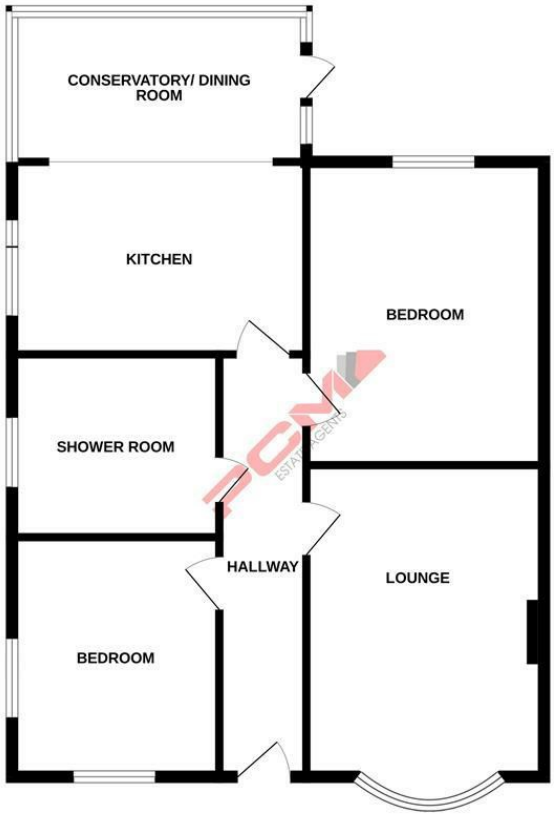
OUTSIDE - FRONT
Extended driveway - part block paved and part tarmac. Well-established front garden with a variety of mature plants and shrubs, steps down to the front door with hand rail, water tap, wood store, gated side access to:

REAR GARDEN
Neatly landscaped with a section of lawn, two patio seating areas - one abutting the property and the other at the bottom of the garden. Good quality fencing, gated access to front, composite shed, solar lighting.

AGENTS NOTE
The solar panels are on a lease plan with no costs incurred - please enquire for further information.

Council Tax Band: C

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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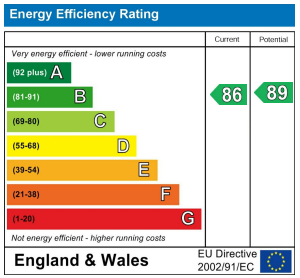

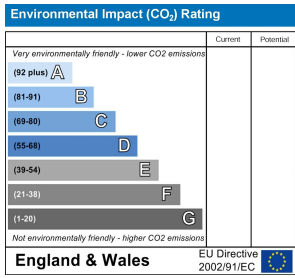

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