







PCM
ESTATE AGENTS

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Offers Over £325,000

PCM Estate Agents present to the market this THREE BEDROOM DETACHED BUNGALOW that is IN NEED OF MODERISATION THROUGHOUT. Situated in the highly sought-after St Helens area of Hastings, within easy reach of Alexandra Park, St Helens Woods and Hastings town centre. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall with a useful storage cupboard, lounge, kitchen, THREE WELL-PROPORTIONED BEDROOMS, bathroom and a SEPARATE WC. Further benefits include gas fired central heating and double glazing.

Externally the property enjoys a front garden and a GENEROUS REAR GARDEN which is IN NEED OF CULTIVATION, being predominantly laid to lawn with a variety of mature trees and shrubs.

Conveniently positioned close to a range of local amenities and well-regarded schools. The property combines a desirable location with exciting potential. Early viewing comes highly recommended to fully appreciate the accommodation and opportunity on offer.

Please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Further door opening to:

ENTRANCE HALL
Loft hatch, storage cupboard with additional shelving, door opening to:

LOUNGE
14'9 x 14'3 (4.50m x 4.34m)
Radiator, feature fireplace, double glazed patio doors opening to the rear garden.

KITCHEN
11'6 x 10'9 (3.51m x 3.28m)
In need of modernisation and comprising a range of eye and base level units, space for freestanding gas cooker, space and plumbing for washing machine, space for tall fridge freezer, stainless steel sink, additional pantry/ larder cupboard, double glazed window to rear aspect, frosted double glazed window to side aspect, door to the side providing access to the rear garden and to the front of the property also.

BEDROOM
14'6 into bay x 11'4 (4.42m into bay x 3.45m)
Radiator, tiled fireplace surround, double glazed window to front aspect.

BEDROOM
13'5 into bay x 10'6 (4.09m into bay x 3.20m)
Radiator, double glazed bay window to front aspect.

BEDROOM
11'6 x 6'3 (3.51m x 1.91m)
Radiator, double glazed window to side aspect.

BATHROOM
Panelled bath, wash hand basin with storage beneath, part tiled walls, frosted double glazed window to side aspect.

SEPARATE WC
Low level dual flush wc, frosted double glazed window to side aspect.

OUTSIDE - FRONT
The property benefits from two private front gates, one of which takes you to the side of the property and provides access to the rear garden. The front garden also benefits from an area of lawn, along with fenced and hedged boundaries, mature shrubs providing additional privacy.

REAR GARDEN
Accessed via the kitchen or lounge, leading to an area of concrete with steps descending to a further large area of lawn being in need of cultivation, range od mature trees and established shrubs.

Council Tax Band: D

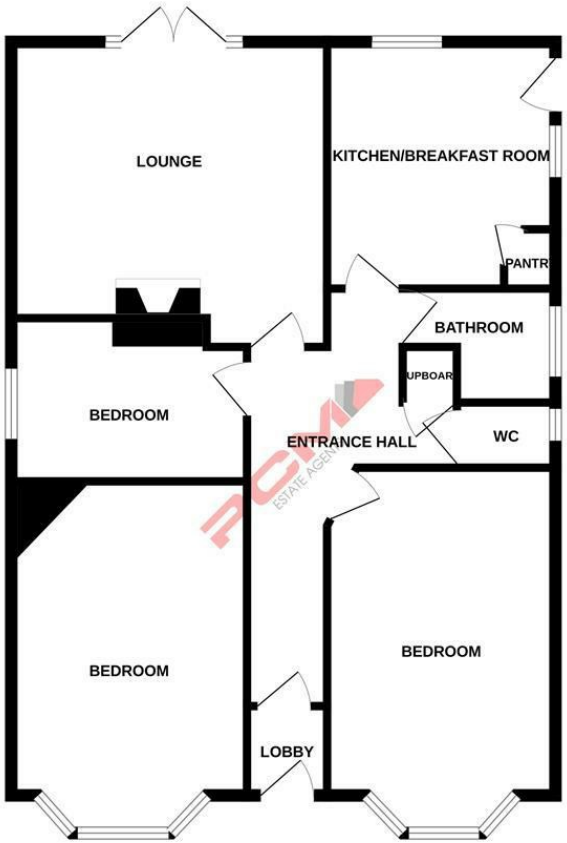




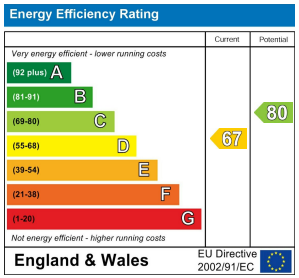


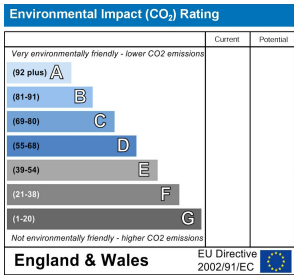


GROUND FLOOR



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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