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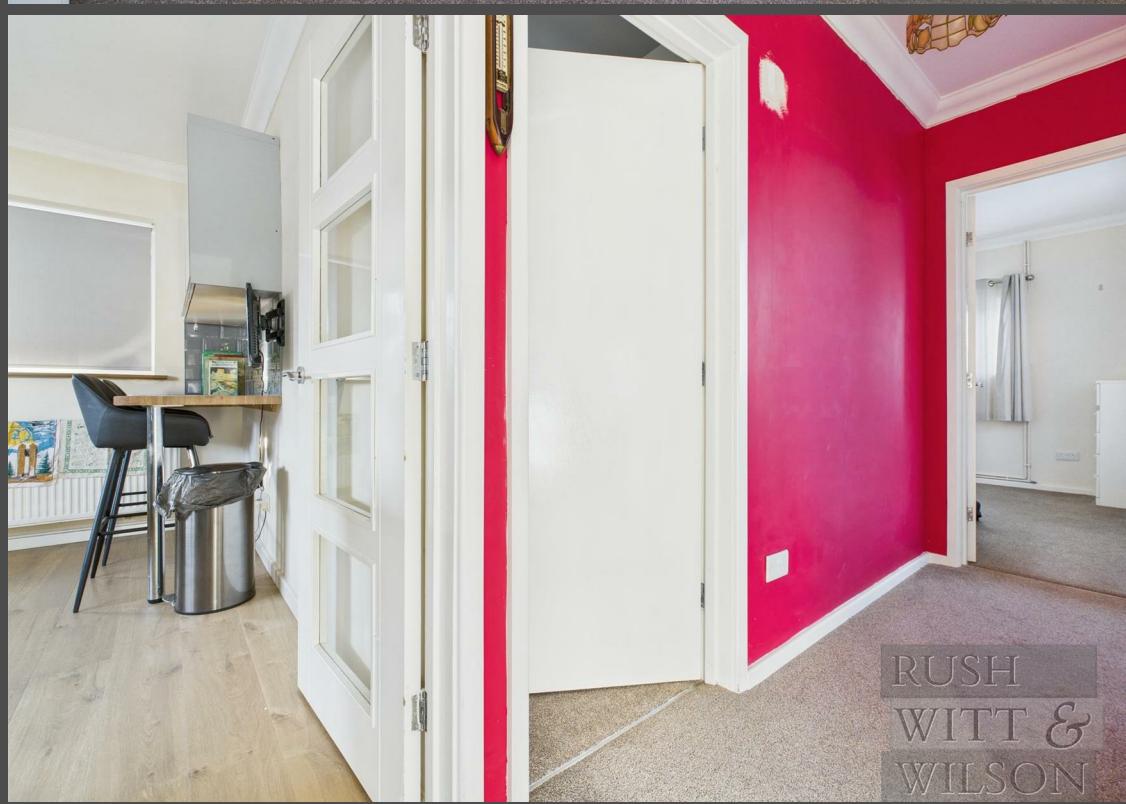
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23 Park Way, Hastings, Sussex TN34 2PH
Guide Price £350,000 - £375,000 Freehold

**** GUIDE PRICE £350,000 - £375,000 **** Nestled in the sought-after residential area of Park Way, Hastings, this charming two bedroom detached bungalow offers a delightful blend of comfort and convenience. Set on a generous corner plot, the property boasts a long driveway leading to a garage, providing ample parking space for residents and guests alike. Upon entering, you are welcomed into a spacious reception room that exudes warmth and homeliness, perfect for relaxing or entertaining. The modern kitchen is a standout feature, seamlessly connecting to a bright conservatory at the rear. This inviting space is ideal for enjoying morning coffee or hosting gatherings, while also allowing natural light to flood the home. The bungalow comprises two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The wet room is conveniently located, ensuring ease of access for all occupants. The location is particularly advantageous, with local bus routes and shops just a stone's throw away, making daily errands a breeze. Additionally, the nearby Alexandra Park offers a beautiful green space for leisurely strolls, picnics, or outdoor activities. This property presents an excellent opportunity for those seeking a comfortable and low-maintenance lifestyle in a popular area of Hastings. Whether you are a first-time buyer, a downsizer, or looking for a serene retreat, this bungalow is sure to impress. Don't miss the chance to make this delightful home your own.







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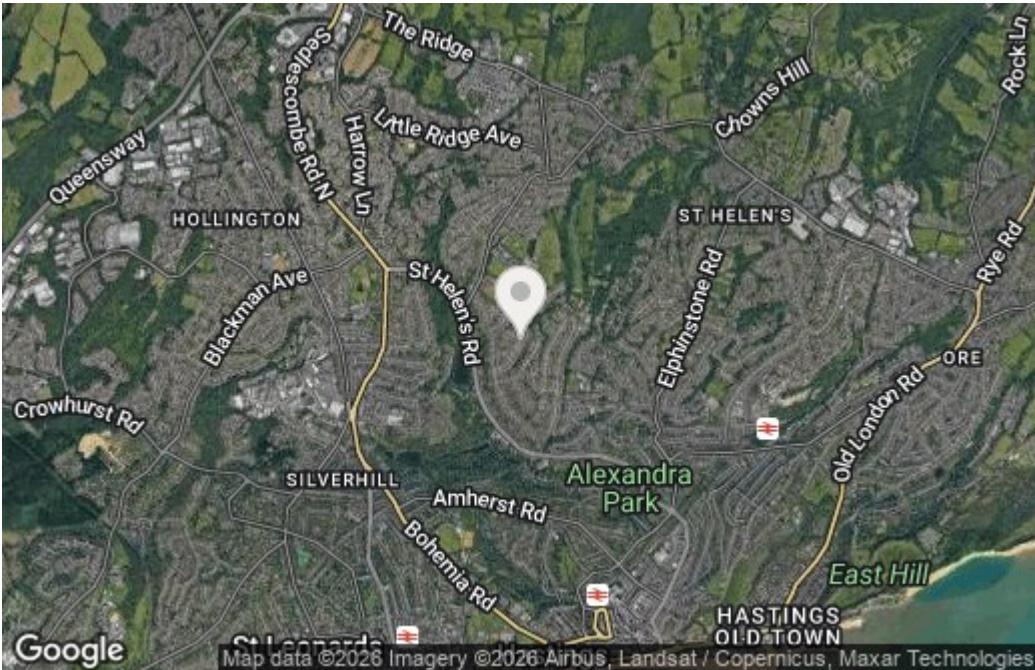
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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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Residential Estate Agents
Lettings & Property Management



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

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