



ESTATE AGENTS

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Price £290,000

Situated in the heart of the SOUGHT AFTER Blacklands area is this OLDER STYLE, TWO BEDROOMED DETACHED BUNGALOW with a DRIVEWAY leading to GARAGE, well-proportioned GARDENS to the rear and TO UNDER HOUSE STORAGE ROOMS also.

Accommodation comprises a lounge, RECENTLY FITTED KITCHEN, TWO DOUBLE BEDROOMS and bathroom with wc. The FRONT AND REAR GARDENS are IN NEED OF CULTIVATION, there is a DRIVEWAY leading to a GARAGE with power and light and TWO UNDER HOUSE STORAGE ROOMS. The property also benefits from having a recently installed gas central heating system.

Situated within reach of nearby schooling facilities, bus routes to Hastings town centre with its comprehensive range of shopping, sporting and recreational facilities, mainline railway stations in both Ore and Hastings, the seafront and promenade.

Call PCM Estate Agents now to book your immediate viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Trap hatch to loft space, storage cupboard, tiled floor, radiator, opening to:

LOUNGE

16'1" x 10'11" (4.90 x 3.33)

UPVC double glazed windows to front and side aspects, wall lights, tiled fire surround and tiled hearth, radiator.

KITCHEN

8'2" plus recess x 7'5" (2.49 plus recess x 2.26)

Windows to front and side aspects, inset sink with mixer tap set into base units beneath, worksurfaces, capped off gas point, plumbing for washing machine, built in larder cupboard housing combi boiler and electric meter, further built in cupboard, door to side, return door to hallway.

BEDROOM ONE

13' x 9'11" (3.96m x 3.02m)

Window to rear aspect enjoying views over the rooftops of Hastings, radiator return door to hallway.

BEDROOM TWO

10'0" x 9'8" (3.05 x 2.95)

Window to rear aspect enjoying views over the rooftops of Hastings, radiator, return door to hallway.

BATHROOM

Window to side aspect, tiled walls, panelled bath with mixer tap and shower attachment, wash hand basin, dual flush wc, tiled flooring, radiator, extractor fan.

FRONT GARDEN

Walled to front and side, range of mature bushes driveway leading to;

GARAGE

Double doors, interior light and power.

REAR GARDEN

Good sized patio area leading to gardens that are in need of cultivation, steps down to separate levels with an area of shrubs, area of lawn with shed and greenhouse, side access and access to under house storage rooms.

STORAGE ROOM ONE

10'1" x 9'6" (3.07 x 2.90)

Window to front, light and power.

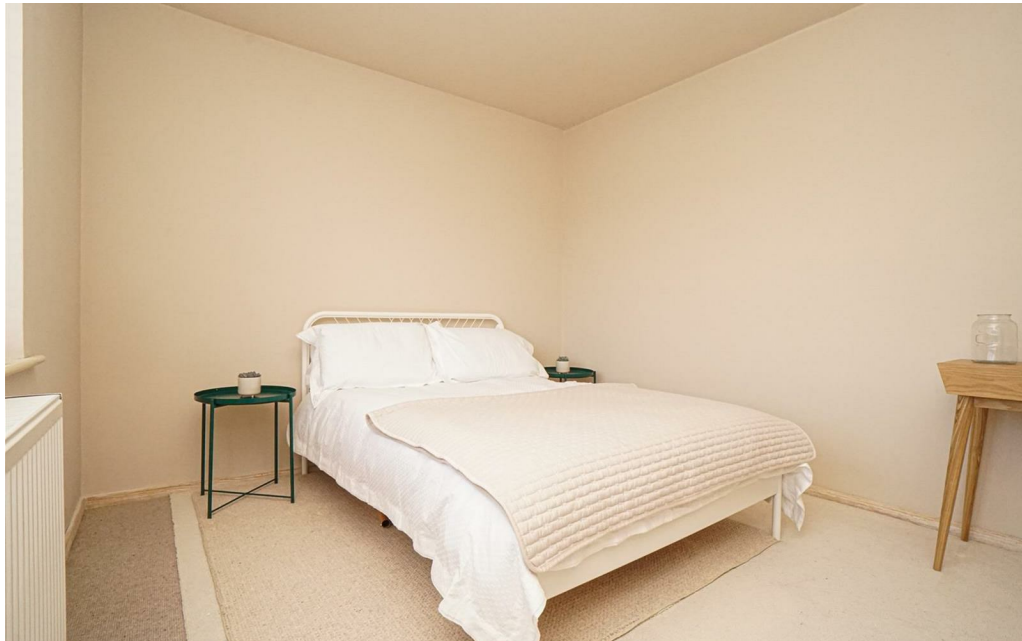
STORAGE ROOM TWO

12'10" max x 9'10" max (3.91 max x 3.00 max)

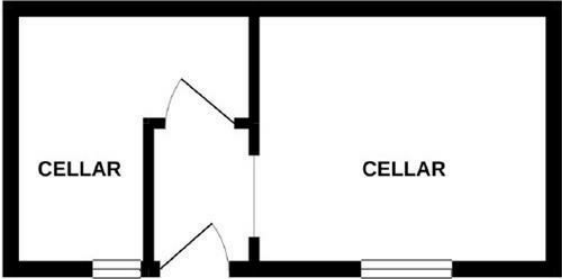
With light.



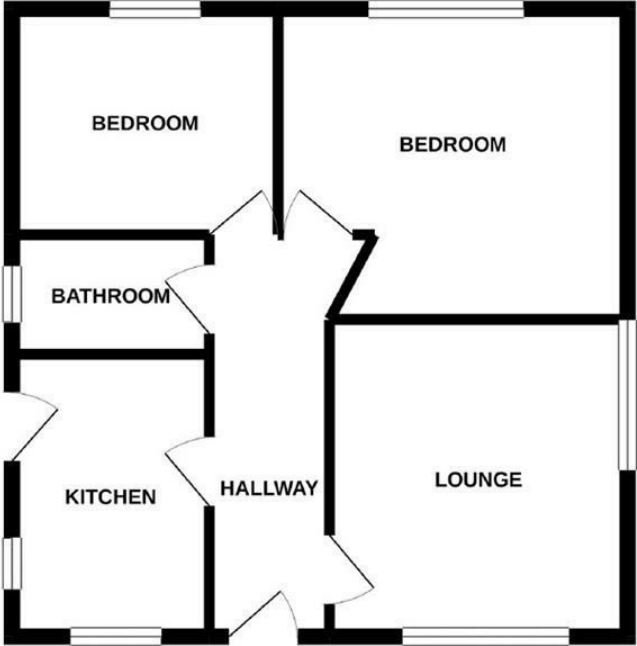




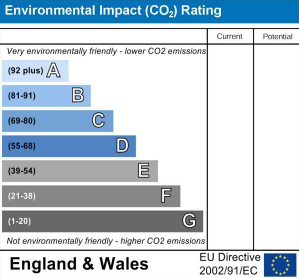
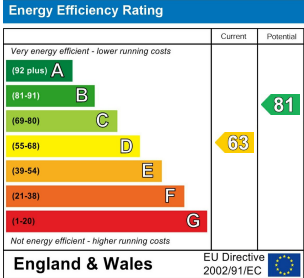
BASEMENT



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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