



ESTATE AGENTS

28, Park Avenue, Hastings, TN34 2PN

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £380,000

PCM Estate Agents welcome to the market an opportunity to acquire this ATTRACTIVE DETACHED TWO DOUBLE BEDROOM BUNGALOW, conveniently positioned on this incredibly sought-after road. The property offers modern comforts including gas fired central heating, double glazing, a WOOD BURNING STOVE in the living room and SOLAR PANELS lowering the cost of energy.

Inside, you are welcomed by a porch area leading to the main entrance hall with ample storage space. There is a DUAL ASPECT SPACIOUS LOUNGE-DINING ROOM with the aforementioned WOOD BURNING STOVE, kitchen being OPEN PLAN to the extended DINING ROOM which provides access to the garden, TWO DOUBLE BEDROOMS and SHOWER ROOM.

The property is approached via a BLOCK PAVED DRIVE providing OFF ROAD PARKING for multiple vehicles and extends down the side elevation to a DETACHED SINGLE GARAGE. The GARDEN is LOW-MAINTENANCE and paved with planting beds, offering ample space to eat al-fresco or entertain.

Positioned in a sought-after region, close to bus routes and amenities within the area. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED DOOR

Opening to:

PORCH

Part brick construction with double glazed windows to front and side elevations, wall lighting, further double glazed door opening to:

HALLWAY

Wood laminate flooring, radiator, ample built in storage, coving to ceiling, doors to:

DUAL ASPECT LIVING ROOM

15'11 x 14'5 (4.85m x 4.39m)

Wood flooring, coving to ceiling, television point, radiator, fireplace with stone hearth, wooden mantle and inset wood burning stove, dual aspect room with double glazed windows to front and side elevations with made to measure bespoke plantation shutters.

KITCHEN

11'2 x 10'9 (3.40m x 3.28m)

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, electric hob with cooker hood over waist level electric combination oven and grill, space and plumbing for washing machine and dishwasher, integrated fridge freezer, coving to ceiling, down lights, wood effect vinyl flooring, double radiator, double glazed window to side aspect, open plan to:

DINING ROOM

11'3 x 10' (3.43m x 3.05m)

Vaulted ceiling, wood flooring, radiator, Velux window, double glazed window to rear aspect and double glazed French doors to side aspect opening to the garden.

BEDROOM

14'3 x 10' (4.34m x 3.05m)

Fitted wardrobes, wood flooring, coving to ceiling, radiator, dual aspect room with double glazed pattern glass window to side aspect and further double glazed window to front aspect with bespoke made to measure plantation shutters.

BEDROOM

10'8 x 8'9 (3.25m x 2.67m)

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

SHOWER ROOM

Large walk in shower enclosure with electric shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, down lights, extractor fan for ventilation, wall mounted mirror, two double glazed obscured glass windows to side aspect.

OUTSIDE - FRONT

An attractive block paved drive providing off road parking for multiple vehicles extending down the side elevation, external power point, area of lawned front garden with planting beds.

REAR GARDEN

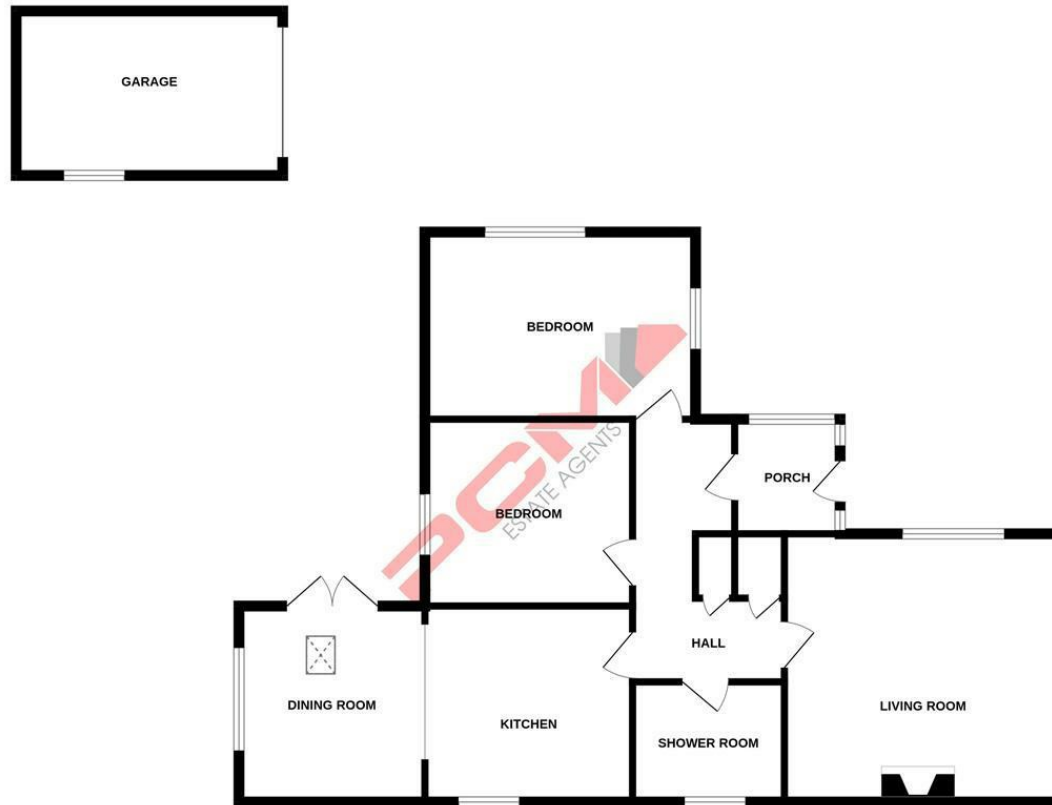
Low-maintenance and paved with planting beds, potting shed, gated side access to front aspect, personal door to:

GARAGE

Up and over door, double glazed window to side aspect, wooden door opening to garden.



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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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.