



ESTATE AGENTS

10, Richborough Close, Hastings, TN34 2PB

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Price £425,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this EXCEPTIONALLY WELL-PROPORTIONED and well-presented DETACHED THREE DOUBLE BEDROOM BUNGALOW. Offering adaptable accommodation with a GARAGE, DRIVEWAY and a BEAUTIFULLY LANDSCAPED REAR GARDEN enjoying views to the sea.

The property is approached via sympathetically laid out steps and leading directly into the porch, from here you can access the spacious entrance hall having ample storage space, a LARGE LIVING ROOM, open plan KITCHEN-DINING ROOM/ SUN ROOM, THREE DOUBLE BEDROOMS, shower room and a separate wc. The garden can be accessed from the living room or the open plan kitchen-dining/sun room. There are various outdoor seating areas and the garden is private with a LARGE WORKSHOP and potting shed.

Tucked away in a quiet cul-de-sac location, within easy reach of bus routes and nearby amenities, including facilities in Little Ridge and the Conquest Hospital.

Viewing comes recommended, please call now to arrange your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Double glazed windows to front and side elevations, further double glazed door opening to:

HALLWAY

Wood laminate flooring, coving to ceiling, loft hatch providing access to loft space, two large storage cupboards one of which housing the washing machine and tumble dryer, double radiator, wall mounted thermostat control for gas fired central heating, doors to:

LOUNGE

20'1 x 12'2 (6.12m x 3.71m)

Light reception space, coving to ceiling, fireplace with wood burning stove, television point, radiator, double glazed window and door to rear aspect with views and access onto the garden.

KITCHEN

14'5 x 9'3 (4.39m x 2.82m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, inset drainer-sink unit with mixer tap, electric hob with double oven, space for microwave, space for appliances including dishwasher and tall fridge freezer, wood laminate flooring, under cupboard lighting, inset down lights, double glazed window to front aspect, open plan to:

DINING ROOM

12' x 9'5 (3.66m x 2.87m)

Inset down lights, double glazed windows to front, rear and side elevations, double glazed

sliding patio door providing access to the garden, two radiators, electric under floor heating. Pleasant views can be enjoyed onto the garden and over Richborough Close and Barham Close.

BEDROOM

13'7 x 12'8 (4.14m x 3.86m)

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

BEDROOM

12'7 x 11'9 (3.84m x 3.58m)

Currently utilised as a dining room. Coving to ceiling, double radiator, double glazed window to front aspect.

BEDROOM

12'5 x 9'8 (3.78m x 2.95m)

Radiator, double glazed window to rear aspect with lovely views onto the garden.

SHOWER ROOM

Large walk in shower with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, wall mounted thermostat control for heating, ladder style heated towel rail, down lights, coving to ceiling, wall mounted vanity unit, double glazed window with obscured glass to front aspect.

FRONT GARDEN

Lawned area to front and side elevations, borders laid with slate chippings, with steps laid with sandstone leading to the front door, driveway providing off road parking and leading to:

GARAGE

16' x 8'1 (4.88m x 2.46m)

Double glazed personal door to garage, electric roller door, power and light.

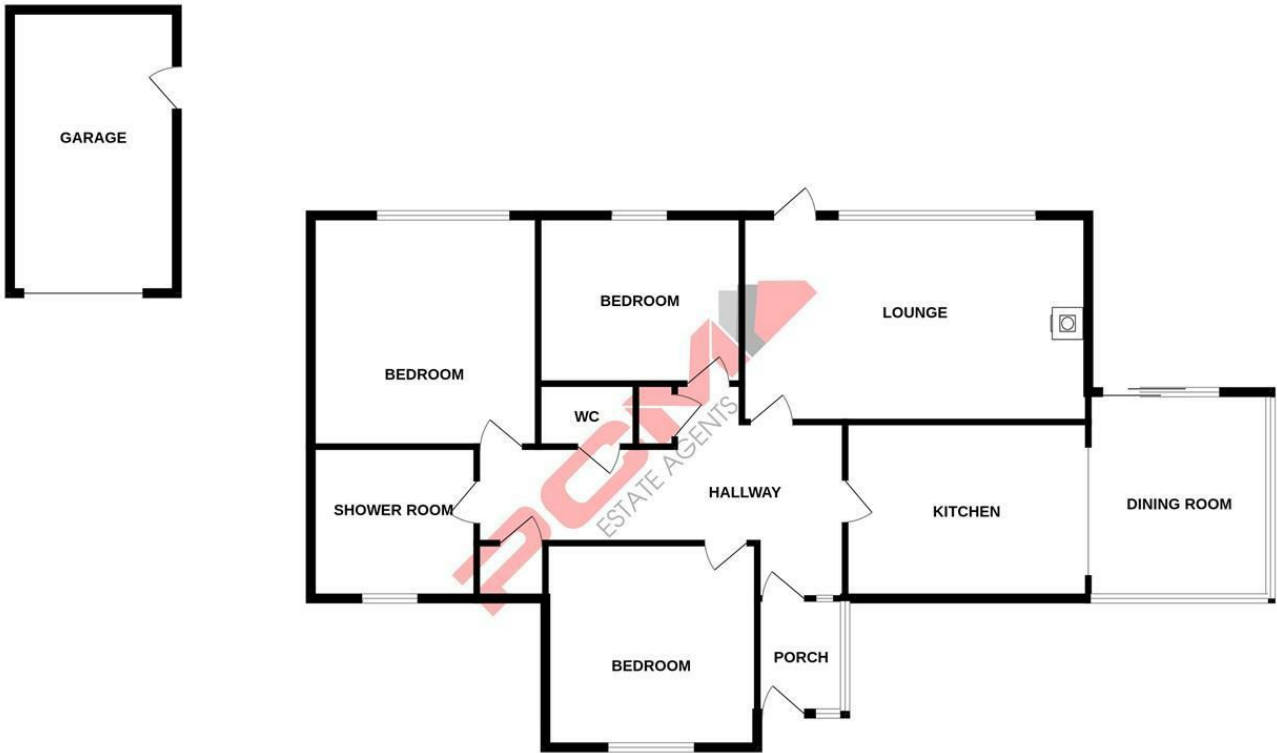
REAR GARDEN

Beautifully landscaped and laid to lawn with several seating areas, decked patio veranda abutting the property, few steps down to a further entertaining/seating area laid with paving. In addition there is a further decked patio which affords the most idyllic lovely views over Hastings and out to sea. There are established planted borders, outside water tap and a shed/wood store being UPVC construction with a brick/stone base. The property's garden enjoys a lovely private aspect.

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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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.

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