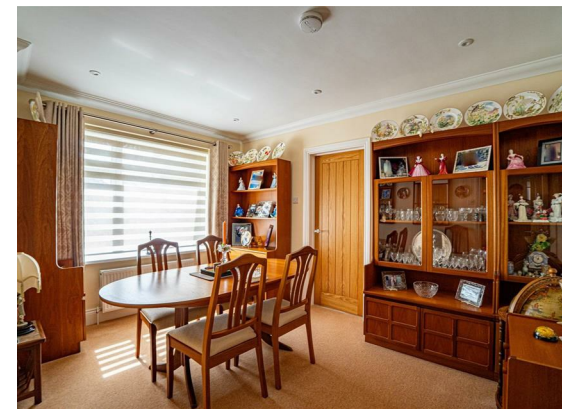




ESTATE AGENTS

101, St. Helens Down, Hastings, TN34 2AR

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Guide Price £400,000

GUIDE PRICE £400,000 to £425,000

PCM Estate Agents are delighted to welcome to the market an exceptional, CHAIN FREE, DETACHED, TWO BEDROOM, TWO RECEPTION ROOM & TWO BATHROOM, BUNGALOW, presented in superb decorative order throughout. Offering VERSATILE ACCOMMODATION, this home is ideal for those seeking both comfort and adaptability.

Step inside via a spacious porch into a welcoming entrance hall, which flows effortlessly into a BRIGHT, ELEGANT LOUNGE. The heart of the home is a STYLISH KITCHEN-BREAKFAST ROOM, adorned with gleaming STONE COUNTERTOPS and INTEGRATED APPLIANCES, perfect for both casual dining and entertaining. In addition there is a FURTHER RECEPTION ROOM which could be a formal dining room or an occasional bedroom. There are TWO GENEROUS DOUBLE BEDROOMS one featuring a LUXURIOUS EN-SUITE SHOWER ROOM, alongside a stylish family bathroom.

Outside, the property is approached via a private driveway, providing AMPLE OFF ROAD PARKING for multiple vehicles. The LOW-MAINTENANCE GARDEN is a TRANQUIL RETREAT, offering breath-taking FAR REACHING VIEWS, a perfect backdrop for relaxing afternoons.

Conveniently located with easy access to Hastings' amenities and a relatively level front approach, this is a home that truly balances elegance, comfort, and coastal charm. Viewing is essential to fully appreciate all it has to offer.

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

Part UPVC construction with double glazed windows to side and front elevations, offering a practical space to take off coats and shoes, further double glazed pattern glass door opening to:

HALL

Loft hatch, coving to ceiling, down lights, storage cupboard, radiator.

LIVING ROOM

14'6 x 14'3 (4.42m x 4.34m)

Coving to ceiling, down lights, radiator, television point, double glazed window to rear aspect with views onto the garden, far reaching views over Hastings and views of the South Downs in the distance.

DINING ROOM

13'2 x 9'5 (4.01m x 2.87m)

Coving to ceiling, down lights, radiator, double glazed window to front aspect, door to bedroom.

KITCHEN-BREAKFAST ROOM

15' x 10'4 (4.57m x 3.15m)

Modern kitchen built with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands, breakfast bar seating area, wall mounted cupboard concealed boiler, waist level double oven and grill, induction hob with extractor over, inset resin one & ½ bowl drainer-ink with mixer tap, space for appliances including washing machine and separate tumble dryer, integrated dishwasher and tall fridge freezer, wall mounted column style radiator, wood laminate flooring, partially vaulted ceiling, Velux window to rear elevation, double glazed window to rear with views over the garden and far reaching views over Hastings beyond, double glazed doors to rear and front elevations, providing access to the front and rear garden.

BEDROOM

14'2 max x 8'4 max (4.32m max x 2.54m max)

Radiator, coving to ceiling, down lights, double glazed bow window to front aspect, door to:

EN-SUITE

Large walk-in shower with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, low level wc, heated towel rail, part tiled and part aquaboard walls, extractor for ventilation, double glazed obscured glass window to rear aspect.

BEDROOM

12'1 x 12' (3.68m x 3.66m)

Radiator, fitted wardrobes, down lights, coving to ceiling, double glazed bow window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled walls, down lights, extractor for ventilation, two double glazed windows with pattern glass to side aspect.

OUTSIDE - FRONT

Block paved driveway providing off road parking for two-three vehicles, good sized section of lawn, raised planting beds with established plants and shrubs, block paved drive opening to a block paved path which abuts the property and provides access to the porch door, gated access down the side elevation with water tap and further double glazed door providing access to the kitchen-breakfast room.

REAR GARDEN

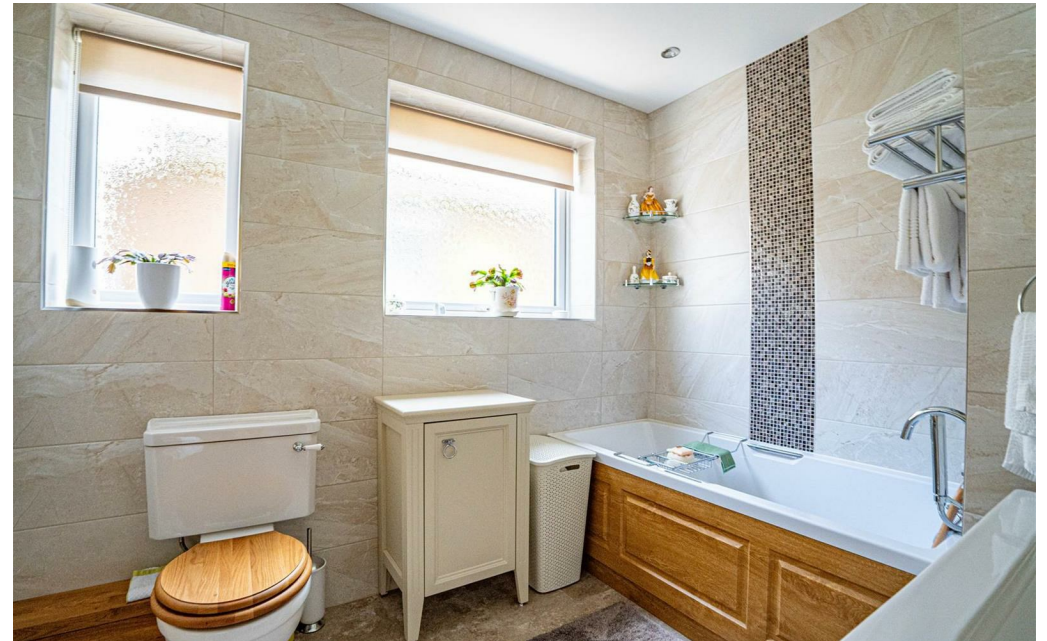
Relatively low-maintenance with a good-sized patio offering ample space to eat al-fresco and entertain whilst having lovely views over the garden and far-reaching views over Hastings to the sea and to the downs. There is an area of lawn, established planted borders, fenced boundaries, outside water tap and power points, wooden shed and further access to:

CELLAR

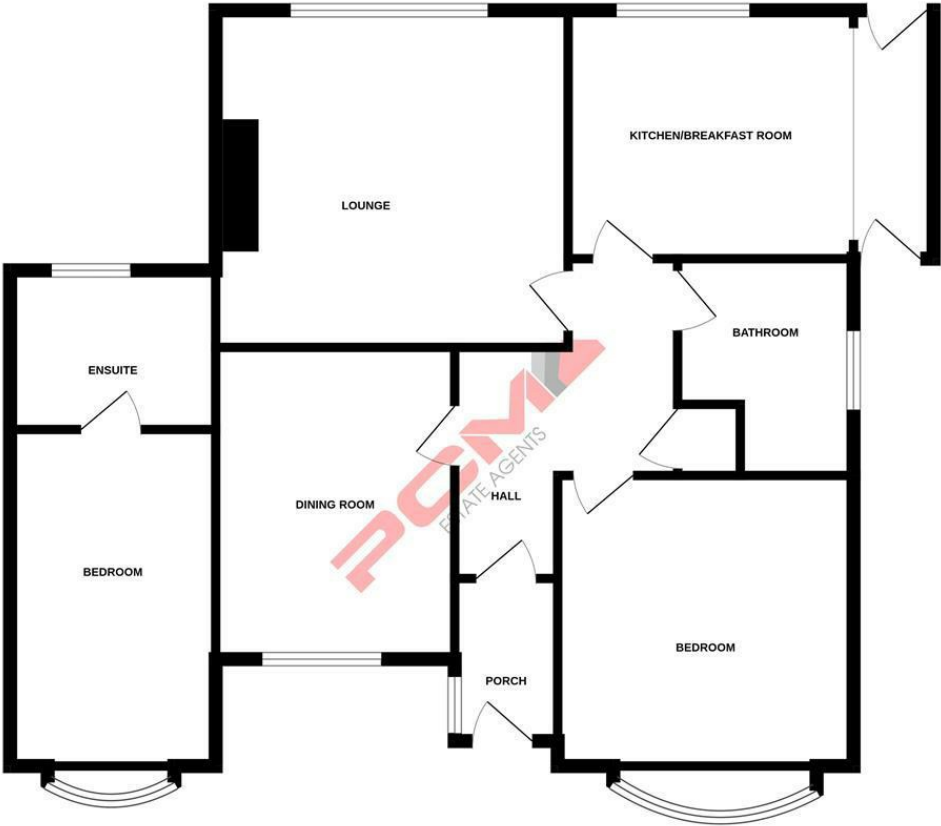
14'3 x 12'3 (4.34m x 3.73m)

Set beneath the property. Ceiling height approximately 5'6, offering an ideal space for storing garden furniture, power and light.

Council Tax Band: C



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		