



ESTATE AGENTS

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Offers In Excess Of £450,000

PCM Estate Agents are delighted to present to the market an exciting and RARE OPPORTUNITY to acquire this DETACHED THREE BEDROOM BUNGALOW occupying a RELATIVELY LEVEL PLOT in this sought-after and quiet cul-de-sac location on the northern outskirts of Hastings. The property has the benefit of a DRIVEWAY, GARAGE and a WRAP AROUND GARDEN which is incredibly private, secure and offers plenty of privacy.

Inside, the exceptionally well-proportioned accommodation comprises an inviting porch which leads to an entrance hall offering lots of PRACTICAL STORAGE SPACE, from here you can access the DUAL ASPECT LOUNGE-DINING ROOM which leads onto the CONSERVATORY, which runs across the back of the property having VIEWS AND ACCESS TO THE GARDEN. You can also access the kitchen-breakfast room from the conservatory which then connects back to the entrance hall, In addition, there are THREE GOOD SIZED BEDROOMS of which have built in wardrobes, in addition to a family bathroom. The property also has the benefit of gas fired central heating and double glazing.

Situated within easy reach of the Country Park and amenities within Ore Village. The Heights is an incredibly sought-after and quiet cul-de-sac, with a range of well-kept detached bungalows and houses.

This DETACHED SPACIOUS BUNGALOW must be viewed to fully appreciate the convenient location and quality of accommodation on offer. Please call the owners agents now to book your viewing.

WOODEN FRONT DOOR

ib (ib)

Opening to:

INVITING PORCH

Tiled flooring, double glazed window to side aspect, further double glazed door opening to:

ENTRANCE HALL

Coving to ceiling, radiator, loft hatch providing access to loft space, ample storage space with a double width airing cupboard housing the Worcester boiler and immersion heater, further large double cupboard with helving, wall mounted thermostat control for gas fired central heating, double glazed window to front aspect, double opening doors providing access into:

DUAL ASPECT LOUNGE-DINING ROOM

22'7 x 14'1 (6.88m x 4.29m)

Dual aspect with double glazed window to front having pleasant views onto the quiet cul-de-sac, double glazed sliding patio doors to rear aspect opening into the conservatory, coving to ceiling, stone fireplace with electric fire, television and telephone points, serving hatch though to kitchen, two double radiators, two ceiling lights with fans.

CONSERVATORY/ UTILITY

24'8 x 8'1 (7.52m x 2.46m)

Part brick construction with double glazed windows to both side and rear elevations, having lovely views over the garden, double glazed door providing access to garden, space and plumbing beneath worktop for tumble dryer, washing machine and dishwasher, double glazed door opening to:

KITCHEN-BREAKFAST ROOM

18'7 x 9'3 (5.66m x 2.82m)

Part tiled walls, tiled flooring, double radiator, ample space for breakfast table, serving hatch through to dual aspect lounge-dining room. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset double drainer single bowl sink with mixer tap. space for tall fridge freezer, plenty of built in storage, return door to entrance hall.

BEDROOM

14' x 10'6 (4.27m x 3.20m)

Range of fitted bedroom furniture including over bed storage space, bedside tables, fitted wardrobes and chest of drawers, built in double wardrobe, coving to ceiling, radiator, ceiling light with fan, double glazed windows to rear aspect with lovely views onto the garden.

BEDROOM

12'2 x 10'5 (3.71m x 3.18m)

Built in double wardrobe, coving to ceiling, radiator, double glazed window to front aspect having views over the quiet cul-de-sac.

BEDROOM

9'4 x 9'3 (2.84m x 2.82m)

Coving to ceiling, radiator, built in double wardrobe, double glazed window to side aspect looking over the side garden.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, electric shower over, low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, radiator, double glazed window with pattern glass to rear aspect.

SEPARATE WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, extractor fan for ventilation.

OUTSIDE - FRONT

Relatively level access from the road, lawned front garden, patio area, driveway providing off road parking and access to:

GARAGE

Up and over door.

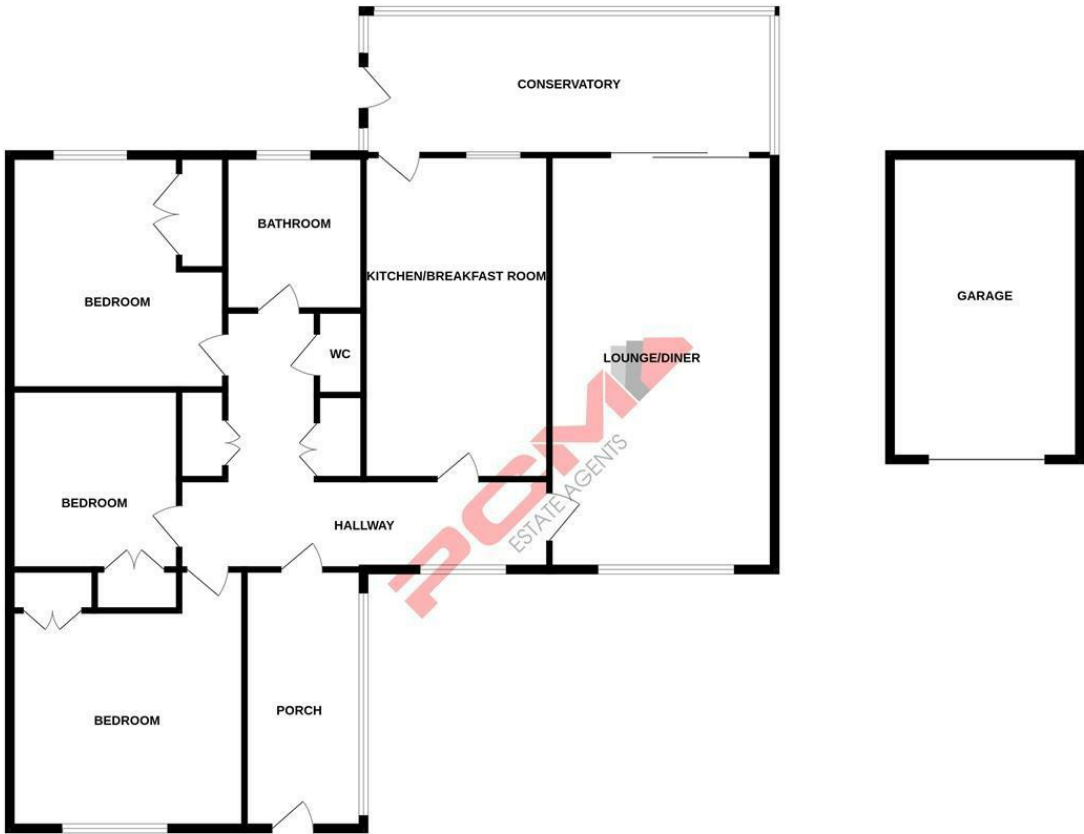
REAR GARDEN

Extending off the rear and wrapping around the side elevation. Stone patio offering ample outdoor space o eat al-fresco, entertain or simply enjoy a quiet moment, gated side access to front, section of lawn, established planted borders, outside water tap, wide path, wooden shed and a further section of lawn to the side.

Council Tax Band: E



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