



ESTATE AGENTS

**20, The Coppice, Hastings, TN34 1YR**

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Tel: 01424 839111

**Price £245,000**



PCM Estate Agents offer to the market CHAIN FREE an opportunity to acquire this well-proportioned TERRACED TWO BEDROOM BUNGALOW positioned on the outskirts of Hastings town centre, within easy reach of bus routes and being within walking distance to Hastings town centre, Alexandra Park and nearby Linton Gardens. Offered to the market CHAIN FREE.

Inside the property offers modern comforts including gas fired central heating, double glazing and accommodation comprising an entrance hall with ample storage space, LOUNGE-DINER with views and access onto the garden, kitchen, TWO BEDROOMS and a SHOWER ROOM. Some modernisation is required and offers the potential for someone to put their own personality into the home. Eternally the property benefits from a PRIVATE REAR GARDEN and an ALLOCATED PARKING SPACE.

Please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

L shaped with ample storage space, radiator, loft hatch providing access to loft space.

### **LOUNGE-DINER**

15'6 x 11'7 (4.72m x 3.35m#2.13m)

Coving to ceiling, radiator, television point, double glazed window and door to rear aspect providing views and access to the garden with townscape views beyond and in the direction of Alexandra Park.

### **KITCHEN**

11'7 x 7'6 (3.53m x 2.29m )

Wall mounted boiler, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge and separate freezer, double glazed window to front aspect.

### **BEDROOM**

12' max x 8'9 (3.66m max x 2.67m)

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

### **BEDROOM**

9'8 x 8'3 (2.95m x 2.51m)

Coving to ceiling, radiator, double glazed window to front aspect.

### **SHOWER ROOM**

Double walk in shower enclosure with electric shower, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, radiator, extractor fan for ventilation.

### **OUTSIDE -FRONT**

Lawned front garden with pathway to front door, space for storing refuse bins.

### **REAR GARDEN**

Mainly laid to lawn with a stone patio abutting the property, concrete base in the bottom left hand corner offering space for a further patio area or shed, fenced boundaries, section of lawn, views towards Alexnadra Park.

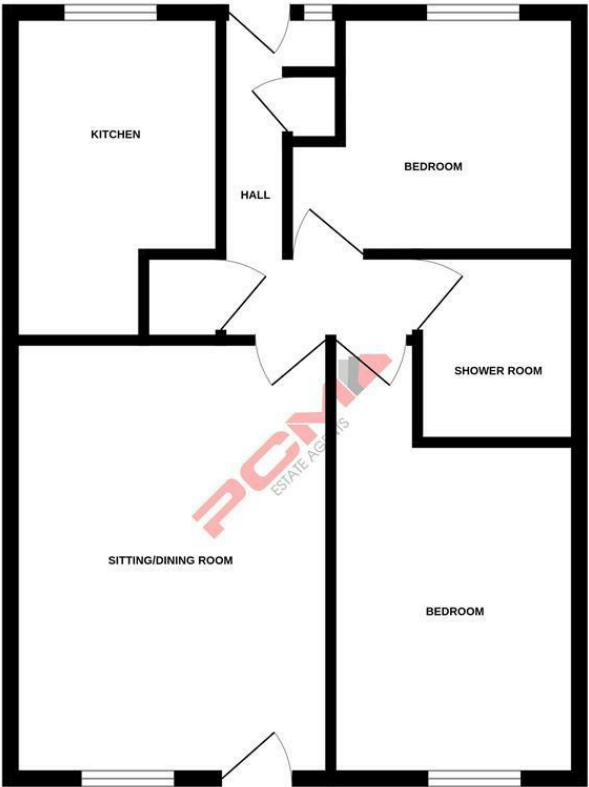
### **ALLOCATED PARKING SPACE**

Located in a car park close by.





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		89
(81-91) B		
(69-80) C		68
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC