



PCMA
ESTATE AGENTS

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Guide Price £300,000

**** GUIDE PRICE £300,000 to £325,000 ****

A deceptively spacious and beautifully positioned THREE BEDROOM, TWO RECEPTION ROOM, TWO WC, DETACHED BUNGALOW boasting OUTSTANDING PANORAMIC SEA VIEWS. Nestled towards the end of this RARELY AVAILABLE, peaceful cul-de-sac in Hastings, this impressive home is offered to the market CHAIN FREE and presents an exceptional opportunity for buyers seeking space, privacy and coastal outlooks.

The property offers generous and highly versatile accommodation throughout. A large entrance porch leads into a welcoming hallway, giving access to a bright and spacious living room, a separate formal DINING ROOM, a well-appointed kitchen and UTILITY ROOM. There are THREE WELL-PROPORTIONED BEDROOMS, along with a family bathroom and a SEPARATE WC.

Externally, the home continues to impress. To the rear is a PRIVATE, SECLUDED AND ESTABLISHED GARDEN, perfect for relaxing or entertaining. To the front, a driveway provides OFF ROAD PARKING and leads to a garage, alongside the front garden where you can fully appreciate the BEAUTIFUL, FAR-REACHING VIEWS.

Occupying a slightly elevated position towards the end of the cul-de-sac, the property enjoys STUNNING VIEWS across the town, out to sea and stretching all the way to Beachy Head. Conveniently situated within easy reach of local shops, The Ridge, the A21 and public transport links into Hastings town centre, this home offers both peace and practicality.

If you are searching for a SUBSTANTIAL, WELL-LOCATED DETACHED BUNGALOW WITH EXCEPTIONAL VIEWS, look no further. Contact PCM Estate Agents now to arrange an immediate viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed windows to side and front aspects benefitting from sea views to the front, door to:

ENTRANCE HALLWAY

Spacious with wall mounted thermostat control, radiator, loft hatch with built in loft ladder.

LOUNGE

15'10 x 11'11 (4.83m x 3.63m)

Double glazed windows to front aspect enjoying fantastic far reaching sea views over Hastings and out to Beachy Head, feature fire surround, radiator, double doors leading to:

DINING ROOM

9'7 x 9'6 (2.92m x 2.90m)

Double glazed window to rear aspect, built in storage cupboard, radiator, door to:

KITCHEN

10' x 9'11 (3.05m x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, one & ½ bowl stainless steel inset sink with mixer tap, space and plumbing for washing machine, radiator, double glazed window to rear aspect, door to:

REAR LOBBY

Side door providing access to garden, further door to:

UTILITY ROOM

9'7 x 7'7 (2.92m x 2.31m)

Providing ample space for further appliances with a range of built in cupboards and drawers, additional work surface, built in cupboard housing the wall mounted gas fired boiler and further storage space, double glazed window to front aspect enjoying the aforementioned sea views,

BEDROOM

11'1 x 9'11 (3.38m x 3.02m)

Built in wardrobes with sliding mirrored doors, radiator, double glazed window to front aspect enjoying fantastic far reaching sea views over Hastings and out to Beachy Head.

BEDROOM

12'11 x 9'10 (3.94m x 3.00m)

Range of built in wardrobes with dressing table, radiator, double glazed window to rear aspect.

BEDROOM

12'10 x 7'10 (3.91m x 2.39m)

Built in storage cupboards/ wardrobes, radiator, double glazed windows to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, airing cupboard, two double glazed obscured windows to rear aspect.

SEPARATE WC

Dual flush wc, extractor fan.

REAR GARDEN

The property enjoys an incredibly private and secluded rear garden, considered relatively low-maintenance. The garden features a patio area providing ample space for seating and entertaining. The rest of the garden is tiered and mainly laid to lawn with steps leading to the upper section. The garden also features a range of mature shrubs, plants and trees in addition to side access to both sides of the property, external water tap, personal door to:

GARAGE

Up and over door, personal door and window to side aspect.

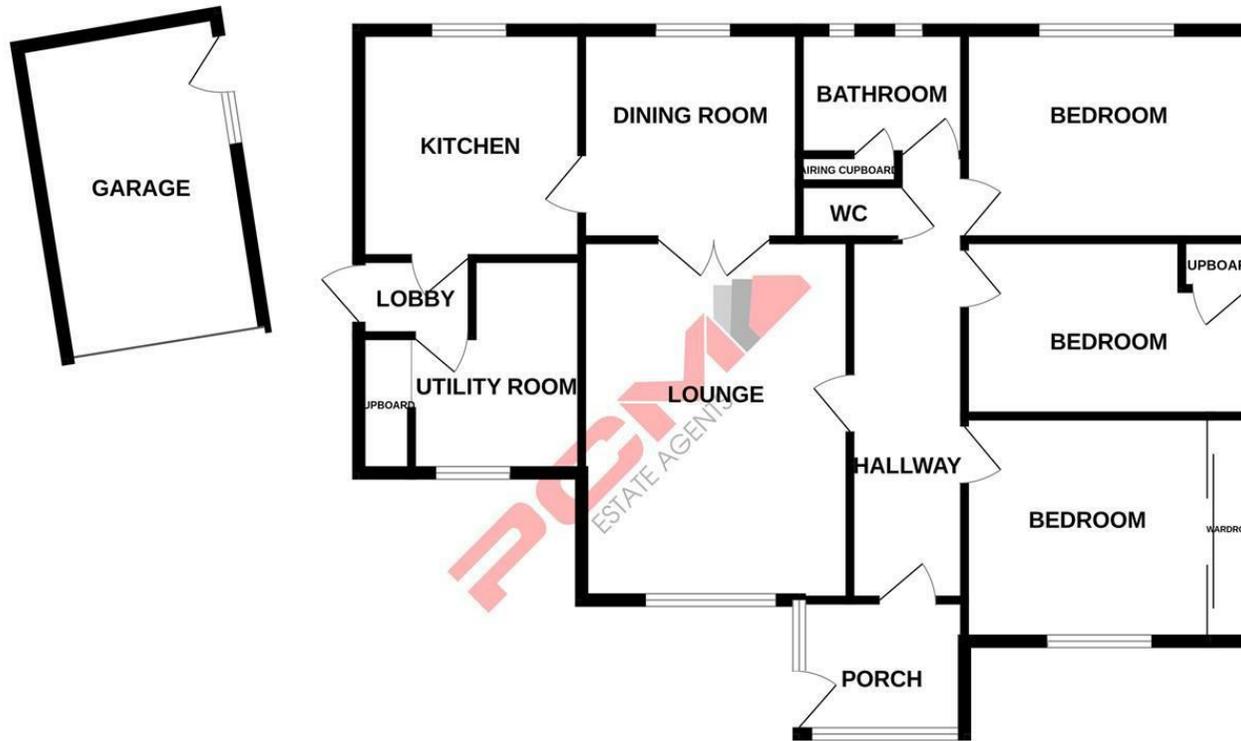
OUTSIDE - FRONT

Driveway providing off road parking leading to the garage, garden mainly laid with paving slabs, providing seating space where you can take in the fantastic sea views from here also.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			84
(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.