



ESTATE AGENTS

**43, Knowle Road, Hastings, TN35 4AT**

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**Guide Price £415,000**



**\*\* GUIDE PRICE £415,000 TO £425,000 \*\***

PCM Estate Agents are delighted to present to the market an opportunity to purchase this LINK DETACHED THREE BEDROOM CHALET STYLE BUNGALOW positioned on this sought-after road within the favourable region of Fairlight, with a GOOD SIZED REAR GARDEN, driveway providing OFF ROAD PARKING and a GARAGE.

Inside, the property offers well-appointed accommodation arranged over two floors comprising a porch leading to an entrance hall, SPACIOUS BAY FRONTED LOUNGE-DINING ROOM which has a WOOD BURNER, a MODERN KITCHEN, TWO GROUND FLOOR BEDROOMS, SHOWER ROOM with wc in addition to a separate wc, whilst an inner hall provides access to stairs leading to the MASTER BEDROOM. The property offers modern comforts including gas fired central heating and double glazing. The vendor has also advised that there is planning to extend into the roof, more information can be found under reference: RR/2023/2046/P

The property presents exceptionally well to the market and offers well-appointed interior. Please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to:

#### **PORCH**

Wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Ample built in storage space, down lights, wood floorboards, column style radiator.

#### **LOUNGE-DINER**

18'5 max x 17'5 max (5.61m max x 5.31m max)

Continuation of the exposed wooden floorboards, down lights, television point, fireplace with wooden mantle, stone hearth and inset wood burner, two radiators, serving hatch through to kitchen, dual aspect with double glazed bay window to front aspect, double glazed window and single glazed window to side.

#### **KITCHEN**

11'2 x 9'9 (3.40m x 2.97m)

Built with a matching range of eye and base level cupboards and drawers with solid wood worktops over, ceramic Belfast sink with mixer tap, electric hob with extractor over, waist level oven with separate grill and microwave oven, integrated dishwasher, integrated washing machine, serving hatch through to lounge-diner, part tiled walls, under cupboard lighting, LED spotlights to ceiling, wood flooring, space for tall fridge freezer, double glazed window and double glazed stable style door to rear aspect.

#### **BEDROOM**

13'6 x 11'4 (4.11m x 3.45m)

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

#### **BEDROOM**

12'5 x 9'6 (3.78m x 2.90m)

Pedestal wash hand basin, radiator, double glazed windows to rear aspect with views onto the garden.

#### **SHOWER ROOM**

Modern newly fitted suite comprising a large walk-in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, wash hand basin with chrome mixer tap, shaver point, large wall mounted mirror, part tiled walls, partially wood panelled walls, tiled flooring with underfloor heating, double glazed pattern glass window to side aspect.

#### **SEPARATE WC**

Concealed cistern dual flush low level wc incorporating a wash hand basin with chrome mixer tap, extractor fan for ventilation, double glazed pattern glass window to side aspect.

#### **INNER HALL/ WALK-IN WARDROBE**

Exposed wooden floorboards, radiator, double glazed window to side aspect, stairs rising to:

#### **MASTER BEDROOM**

26' max narrowing to 11'4 x 13'3 narrowing to 7'2 (7.92m max narrowing to 3.45m x 4.04m narrowing to 2.18m)

Impressive and light with Velux windows to side and rear elevations, access to eaves storage, down lights, plumbing and piping for heating.

#### **OUTSIDE - FRONT**

Block paved drive providing off road parking for multiple vehicles in tandem, area of garden laid to lawn, steps with handrail down the side elevation of the front garden.

#### **GARAGE**

Electric roller door.

#### **REAR GARDEN**

Side access to front, personal door to garage, wooden shed, patio, section of lawn, private and secluded, attracting an abundance of wildlife.

#### **NOTE**

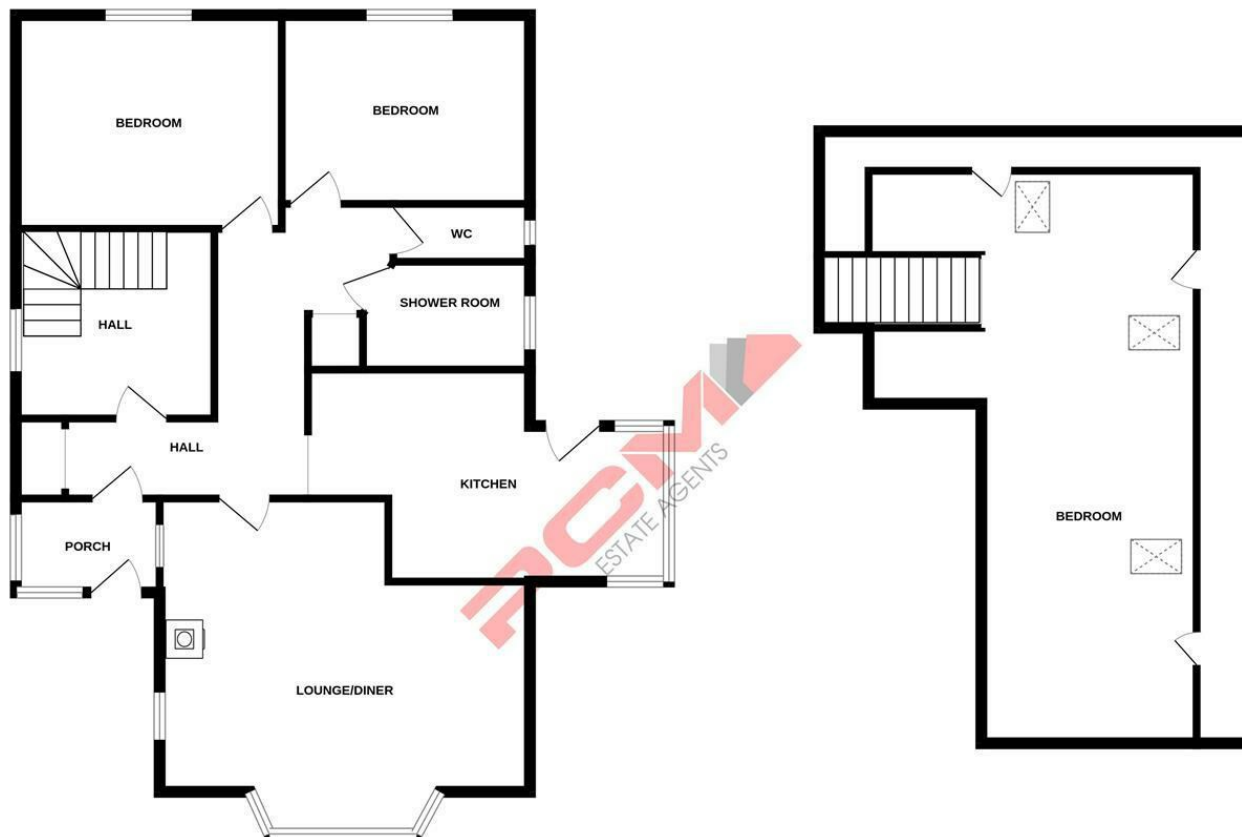
The vendor has also advised that there is approved planning to extend into the roof, more information can be found under planning reference: RR/2023/2046/P

Council Tax Band: D









TOTAL FLOOR AREA : 1515 sq.ft. (140.8 sq.m.) approx.

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                                 |  |                         | 100       |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (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 |           |