



ESTATE AGENTS

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Price £375,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED TWO DOUBLE BEDROOM BUNGALOW positioned on this incredibly sought-after road within Hastings, offering well-appointed and well-proportioned accommodation. Modern comforts include gas fired central heating and double glazing.

Inside, you are greeted by an L shaped entrance hall with AMPLE STORAGE space, a DUAL ASPECT LOUNGE-DINING ROOM, kitchen-breakfast room, CONSERVATORY with access and views onto the lovely garden, TWO DOUBLE BEDROOMS, bathroom and a SEPARATE WC. Externally the property benefits from a driveway providing OFF ROAD PARKING and a REAR GARDEN being mainly laid to lawn with established planted borders, patio, greenhouse and shed. LOVELY VIEWS can be enjoyed between trees to Hastings Castle, over the town and out to sea.

Conveniently positioned within easy reach of amenities and bus routes, viewing is recommended to fully appreciate the convenient space and position on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

L SHAPED ENTRANCE HALL

Coving to ceiling, radiator, ample storage space with cloaks cupboard having hanging rail and an airing cupboard which houses the immersion heater, loft hatch providing access to loft space.

DUAL ASPECT LOUNGE-DINING ROOM

17'8 x 13'4 (5.38m x 4.06m)

Two double glazed windows to side aspect, double glazed window to rear aspect with views over the landscaped garden, radiator, fireplace, coving to ceiling, television point.

KITCHEN

12'6 x 11'2 (3.81m x 3.40m)

Ample space for breakfast table, double glazed window to side aspect, double glazed window and door to rear elevation looking into and providing access into the conservatory. Coving to ceiling, double radiator, fitted with a matching range

of eye and base level cupboards and drawers with tiled splashbacks, space for electric cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space for under counter appliance, space for tall fridge freezer, space and plumbing for washing machine.

BEDROOM

14'7 into bay x 13'3 (4.45m into bay x 4.04m)

Coving to ceiling, radiator, double glazed bay window to front aspect with views onto the garden.

BEDROOM

12'5 x 10'3 (3.78m x 3.12m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with electric shower over bath, low level wc, pedestal wash hand basin, ladder style heated towel rail, part tiled walls, double glazed pattern glass window to side aspect.

SEPARATE WC

Low level wc, double glazed pattern glass window to side aspect.

CONSERVATORY

15'4 x 9'8 (4.67m x 2.95m)

Part brick construction with polycarbonate roof, double radiator, wall lighting, double glazed window to both side elevations, double glazed window to rear aspect and French doors leading to the garden.

OUTSIDE - FRONT

Driveway providing off road parking, patio front garden mainly laid to lawn with established plants and shrubs, space for refuse bins.

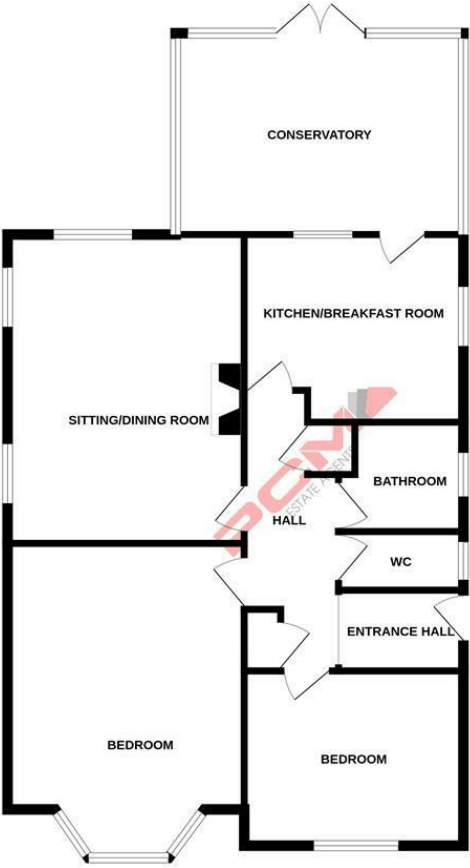
REAR GARDEN

Gated side access to the driveway, greenhouse, wooden shed, stone patio abutting the property and offering ample outdoor space to sit out and eat al-fresco or entertain. In addition there is a good sized section of lawn and established planted borders with a range of mature plants and shrubs, small pond, fenced boundaries and pleasant views through the trees to Hastings Castle, over the town and to the sea.

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		