

**PCMA**  
ESTATE AGENTS

**55, Ochiltree Road, Hastings, TN34 2AJ**

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**Offers In Excess Of £350,000**



PCM Estate Agents are delighted to offer an opportunity to purchase this THREE BEDROOM DETACHED CHALET STYLE BUNGALOW with exceptionally well-presented garden extending to approximately 180ft. Located in this incredibly sought-after region of Hastings.

The property is offered to the market CHAIN FREE and offers spacious and VERSATILE ACCOMODATION comprising lounge, LARGE KITCHEN-BREKAFAST ROOM overlooking the garden, SEPARATE DINING ROOM, TWO DOUBLE BEDROOMS and a bathroom to the ground floor, whilst to the first floor is an ADDITIONAL BEDROOM with EN SUITE WC. Externally the property boasts a BEAUTIFULLY PRESENTED LARGE REAR GARDEN extending to approximately 180ft and featuring a plethora of plants, shrubs & trees, SUMMER HOUSE, storage sheds and patio area ideal for entertaining. To the front of the property there is a LARGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles.

The property is situated in this highly desirable road within Hastings and is considered to be within easy reach of Hastings town centre and the picturesque Alexandra Park. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **LOUNGE**

13'1 max x 11'7 max (3.99m max x 3.53m max )

Double glazed bay window to front aspect, stairs rising to first floor accommodation, radiator, television point, doorway to:

#### **DINING ROOM**

13'1 x 10' (3.99m x 3.05m)

Under stairs storage cupboards, double glazed window to side aspect, radiator. Door to:

#### **INNER HALLWAY**

Wall mounted thermostat control, door to:

#### **KITCHEN-BREAKFAST ROOM**

16'7 x 12'7 narrowing to 8'10 (5.05m x 3.84m narrowing to 2.69m)

Spacious room with window and door to rear aspect enjoying a pleasant outlook over the garden, comprising a modern range of eye and base level units with

worksurfaces over, integrated fridge freezer, space for cooker with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher and space for tumble dryer, ample space for breakfast table and chairs, radiator, door to rear aspect leading onto the garden.

#### **BATHROOM**

12'7 x 6'1 (3.84m x 1.85m)

Panelled bath with mixer tap and shower attachment, separate walk in shower, wc, wash hand basin with storage below, pat tiled walls, radiator, double glazed obscured window to rear aspect.

#### **BEDROOM**

9'9 x 9'8 (2.97m x 2.95m)

Double glazed window to side aspect, radiator.

#### **BEDROOM**

11'7 max x 9'8 (3.53m max x 2.95m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator.

#### **FIRST FLOOR LANDING**

Loft hatch.

#### **BEDROOM**

18'1 max x 16'7 max narrowing to 9'7 (5.51m max x 5.05m max narrowing to 2.92m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden, two access points to eaves storage, radiator, walk in wardrobe which also benefits from access to eaves storage.

#### **EN SUITE WC**

Wash hand basin, wc.

#### **REAR GARDEN**

A particular feature of this property is its beautifully presented private and secluded garden which extends to approximately 180ft. The garden features a patio area ideal for seating and entertaining, storage shed, large area of lawn, summer house located towards the end of the garden and an additional storage shed. The garden also features a plethora of mature shrubs, plants and trees in addition to an outside water tap and side access to the front of the property.

#### **OUTSIDE - FRONT**

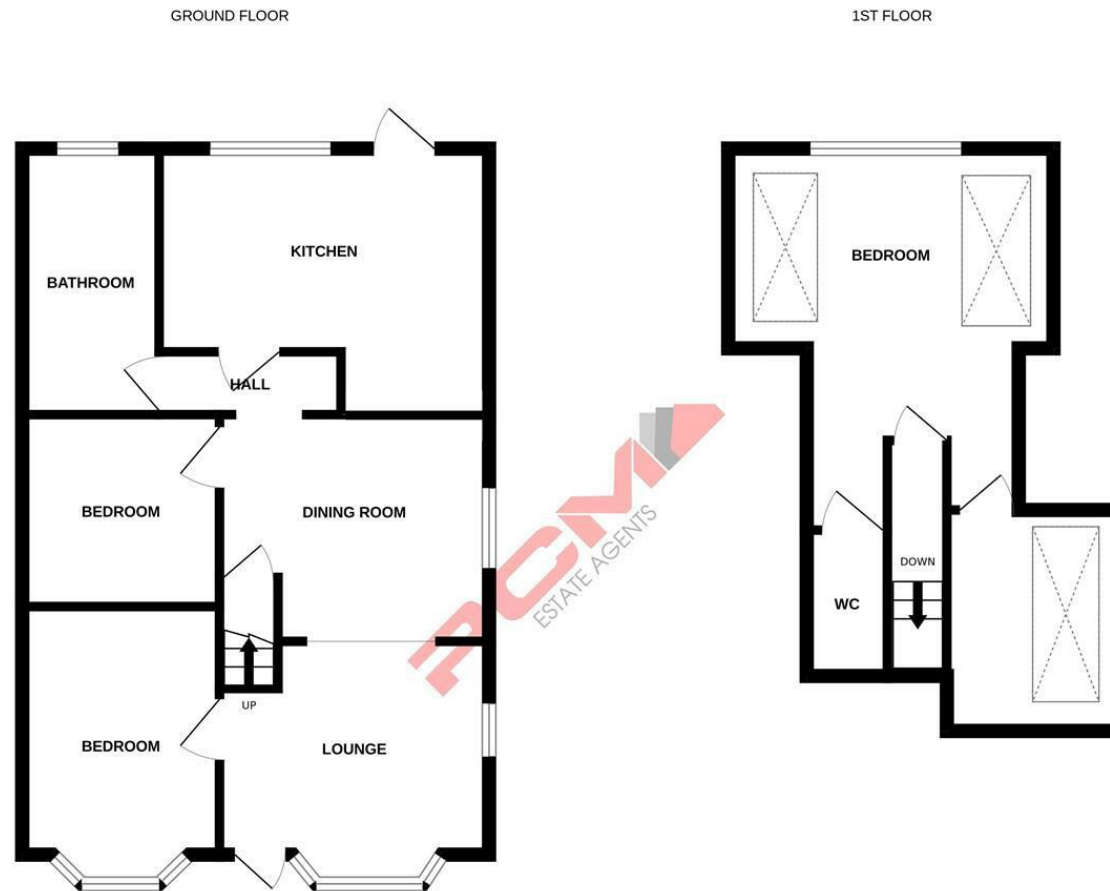
Driveway providing off road parking for multiple vehicles.

Council Tax Band: D









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) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		