

**140, Hoads Wood Road, Hastings, TN34 2BA**

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**Offers In Excess Of £290,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented TWO BEDROOM SEMI-DETACHED BUNGALOW tucked away in a quiet sought-after road within Hastings. Offering modern comforts including gas fired central heating, double glazing, an EXPANSIVE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles and a LANDSCAPED REAR GARDEN with GARDEN STUDIO/ SUMMER HOUSE.

Inside the property has been updated to offer accommodation comprising a MODERN KITCHEN and SHOWER ROOM, TWO BEDROOMS and a LOUNGE-DINING ROOM.

Conveniently positioned within easy reach of amenities in the area, the property must be viewed to fully appreciate the position and quality of accommodation on offer. Please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Loft hatch providing access to loft space, wall mounted thermostat control for gas fired central heating, dado rail, wood effect vinyl flooring, doors opening to:

### **LIVING ROOM**

13'2 x 10'9 (4.01m x 3.28m)

Wood effect vinyl flooring laid in herringbone pattern, dado rail, television point, double glazed window to rear aspect with lovely views onto the garden, opening to:

### **KITCHEN**

12' x 9'9 (3.66m x 2.97m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worktops over, space for freestanding cooker, inset drainer-sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, radiator, wall mounted boiler, pantry style cupboard, part tiled walls, double glazed window to rear aspect with lovely views onto the garden and a double glazed door opening to the side providing access to the garden.

### **BEDROOM**

16'2 into bay x 10'8 (4.93m into bay x 3.25m)

Radiator, double glazed bay window to front aspect.

### **BEDROOM**

11' x 7'7 (3.35m x 2.31m)

Radiator, double glazed window to front aspect.

### **SHOWER ROOM**

Corner walk in shower enclosure with electric shower, vanity enclosed wash hand basin with mixer tap, low level wc, extractor fan, part tiled walls, tile effect vinyl flooring, built in cupboard, double glazed pattern glass window to side aspect.

### **OUTSIDE - FRONT**

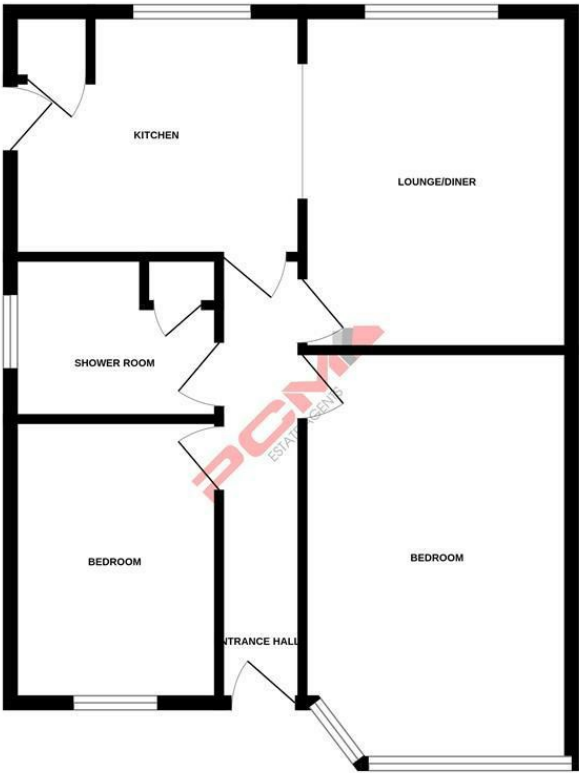
Driveway providing off road parking, area of lawned front garden, hedged boundaries, gated side access to:

### **REAR GARDEN**

Stone patio abutting the property offering ample space to sit out and eat al-fresco. The garden is sympathetically terraced with an additional decked patio at the top of the garden, wooden shed and a garden room/ studio (currently under construction), fenced boundaries, gated side access.



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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