



ESTATE AGENTS

**8, Whittingtons Way, Hastings, TN34 2AS**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £300,000**

PCM Estate Agents are delighted to present to the market CHAIN FREE this DETACHED THREE BEDROOM BUNGALOW, tucked away in a pleasant quiet cul-de-sac location in this favourable region of Hastings. The property has a GARAGE with OFF ROAD PARKING in front, an ENCLOSED LOW-MAINTENANCE GARDEN and is positioned off the road in a quiet spot.

The property does offer modern comforts including gas fired central heating and double glazing but is IN NEED OF REFURBISHMENT throughout. The accomodation is well-proportioned and comprises an entrance hall, DUAL ASPECT LOUNGE-DIER, inner hall, KITCHEN-BREAKFAST ROOM, THREE BEDROOMS, SHOWER ROOM and a SEPARATE WC.

Please call the owners agents now to book your viewing.

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

Opening to:

#### **ENTRANCE HALL**

Double glazed window to front aspect, door opening to:

#### **LOUNGE-DINER**

17' max narrowing to 12'9 x 14'5 narrowing to 8' (5.18m max narrowing to 3.89m x 4.39m narrowing to 2.44m)

Dual aspect with double glazed windows to side and front aspects, fireplace wit gas fire, radiator, television point, door opening to:

#### **INNER HALL**

Built in storage cupboard, loft hatch providing access to loft space, radiator, doors to:

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

11'9 max x 10' (3.58m max x 3.05m)

Measurement excludes recess area. Fitted wit a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space and plumbing for washing machine, inset drainer-sink unit, boiler, built in cupboard, dual aspect with double glazed windows to side and front aspects, double glazed door opening to side aspect providing access to the garden.

#### **BEDROOM**

14'3 x 10' (4.34m x 3.05m)

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

#### **BEDROOM**

11'9 x 11'4 (3.58m x 3.45m)

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

#### **BEDROOM**

10'8 x 7'6 (3.25m x 2.29m)

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

#### **SHOWER ROOM**

Walk in shower unit with electric shower, pedestal wash hand basin, part tiled walls, double glazed pattern glass window to side aspect.

#### **SEPARATE WC**

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

#### **OUTSIDE - FRONT**

Laid to lawn with pathway to front door, sections of lawn and some mature trees and shrubs, gated side access to the rear garden and to the side elevation there is an outside water tap.

#### **REAR GARDEN**

Patio area, section of lawn, greenhouse, gated side access, personal door to:

#### **GARAGE**

16'4 x 7'8 (4.98m x 2.34m)

Up and over door, power and lighting, personal door to garden.



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>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	