



ESTATE AGENTS

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Price £394,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this INCREDIBLY SPACIOUS DETACHED THREE/ FOUR BEDROOM, TWO BATHROOM, BUNGALOW, conveniently positioned in this sought-after region of Hastings, close to bus routes and nearby amenities, as well as the Conquest Hospital. Occupying a CORNER PLOT position with GARDENS to the front, side and rear elevations, OFF ROAD PARKING and a GARAGE.

The property offers modern comforts including gas fired central heating, double glazing and offers well-proportioned accommodation comprising a large porch to entrance hall, 20ft LIVING ROOM connecting seamlessly to the kitchen, being partially open plan to the DINING ROOM. In addition, there are THREE GOOD SIZED BEDROOMS, a further room that could be utilised as a FOURTH BEDROOM/ STUDY/ CRAFT'S ROOM, a bathroom and a separate SHOWER ROOM. There is an ENCLOSED PRIVATE GARDEN being mainly laid to lawn with patio area.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to;

LARGE ENTRANCE PORCH

8'3 x 6'1 (2.51m x 1.85m)

UPVC construction with polycarbonate roof, offering a practical place to take off coats and shoes, wood laminate flooring, double glazed window to side aspect and double glazed door opening onto;

ENTRANCE HALL

Wooden parquet flooring, large cupboard, doors to:

SHOWER ROOM

Walk in shower unit with fitted shower having rain style shower head and hand-held shower attachment, wall mounted wash hand basin, dual flush low level wc, continuation of the wooden parquet flooring.

LIVING ROOM

20'2 x 12'4 (6.15m x 3.76m)

Wood laminate flooring, coving to ceiling, radiator, fireplace with wooden mantle and stone hearth, television point, double glazed window to front aspect, door to kitchen and additional door to inner hall.

KITCHEN

11'3 x 8'7 (3.43m x 2.62m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and splashbacks, space for gas cooker, inset resin drainer-sink with mixer spray tap, space and plumbing for washing machine, space for tall fridge freezer, built in cupboard, wall mounted cupboard concealed boiler, double glazed window to rear aspect, opening to:

DINING ROOM

11'2 x 7'6 (3.40m x 2.29m)

Continuation of the wood laminate flooring, ample space for dining table, wall mounted vertical radiator, double glazed window to side aspect, double glazed French doors to rear opening to the garden, door to:

OPTIONAL BEDROOM/ STUDY

9'4 x 7'7 (2.84m x 2.31m)

Continuation of the wood laminate flooring, radiator, double glazed window to rear aspect.

INNER HALL

Wood laminate flooring, loft hatch to loft space, doors to:

BEDROOM ONE

14'2 x 12'2 (4.32m x 3.71m)

Exposed wooden floorboards, radiator, fitted wardrobes, double glazed window to front aspect.

BEDROOM TWO

10' x 9'1 (3.05m x 2.77m)

Wood laminate flooring, radiator, fitted wardrobes, double glazed window to side aspect.

BEDROOM THREE

11'3 x 8'3 (3.43m x 2.51m)

Radiator, coving to ceiling, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower over, rain style shower head and hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, radiator, part tiled walls, airing cupboard housing immersion heater, radiator, two double glazed windows to rear aspect with obscured glass for privacy.

OUTSIDE - FRONT

The property has a wrap around front garden with lawn to both side and front aspects, established planted borders, small boundary wall, driveway providing off road parking and leading to:

DETACHED GARAGE

15'5 x 8'3 (4.70m x 2.51m)

Power and light, wall mounted consumer unit for the electrics and gas meter.

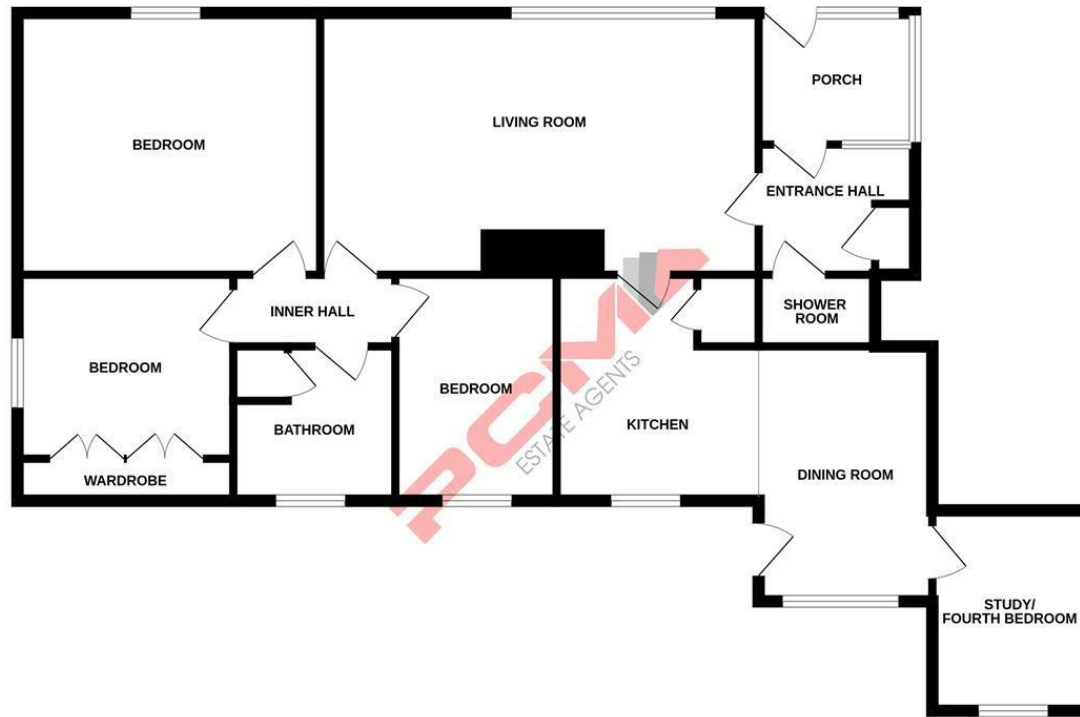
REAR GARDEN

Mainly laid to lawn with a decked patio and an area of stone patio, set beneath a wooden pergola, wooden shed, gated side access and fenced boundaries.

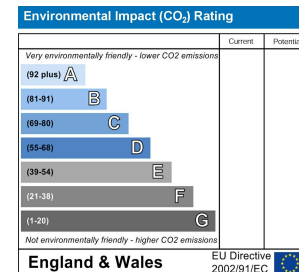
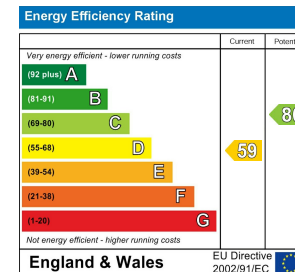
Council Tax Band: D



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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