



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market a UNIQUE OPPORTUNITY to secure this DETACHED THREE BEDROOM BUNGALOW positioned on this sought-after road within Hastings, with OFF ROAD PARKING, GARAGE and a GOOD SIZED GARDEN. Offered to the market CHAIN FREE.

This bungalow offers modern comforts including gas fired central heating and double glazing. Offering well-appointed and well-proportioned accommodation comprising a spacious entrance hall, ample storage space, lounge, KITCHEN-DINING ROOM, bathroom with bath and shower along with THREE LARGE DOUBLE BEDROOMS. The property also offers potential for future development into the loft space, with a large hallway and the ability to run a staircase into the loft space to create an additional room, subject to relevant planning and building consents.

The garden is sympathetically landscaped with a lovely patio offering AMPLE OUTSIDE SPACE to sit out, eat al-fresco or entertain. There is also an ADDITIONAL SECTION OF GARDEN which is currently segregated and could be opened up, with TWO GREENHOUSES and a wooden shed. This area is primed for the garden enthusiast.

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

DOUBLE GLAZED FRONT DOOR

Opening onto:

SPACIOUS ENTRANCE HALL

L shaped with built in storage, coving to ceiling, radiator, wall mounted thermostat control for gas fired central heating, loft hatch providing access to loft space.

LIVING ROOM

15'7 x 12'9 (4.75m x 3.89m)

Coving to ceiling, two radiators, fireplace, double glazed window to front aspect.

KITCHEN-DINER

12'9 x 12'7 (3.89m x 3.84m)

Coving to ceiling, radiator, built in storage, ample space for dining table, wall mounted boiler, part tiled walls, radiator. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and a resin one & ½ bowl drainer-sink with mixer tap, space for tall fridge freezer, space for under counter fridge, space and plumbing for washing

machine, double glazed windows to side and rear aspects, double glazed door to rear providing access to the garden.

BEDROOM

12' x 11'8 (3.66m x 3.56m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

12'1 x 11'11 (3.68m x 3.63m)

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

BEDROOM

12'2 x 9'7 (3.71m x 2.92m)

Coving to ceiling, radiator, double glazed window to side aspect.

BATHROOM/ SHOWER ROOM

Panelled bath with Victorian style mixer tap and shower attachment, separate walk in shower enclosure, low level wc, ladder style heated towel rail, tiled walls, tiled flooring, two double glazed pattern glass windows to rear aspect.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road with a few steps up to the front door, driveway providing off road parking leading to:

GARAGE

Up and over door.

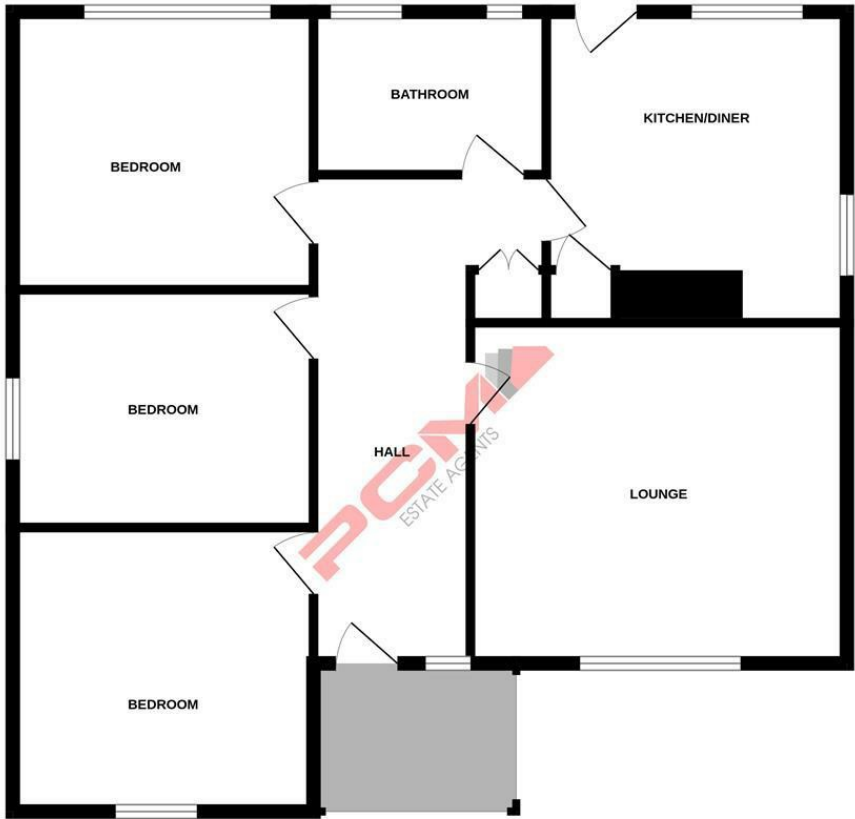
REAR GARDEN

Pathway running along the back and side elevations, few steps up; onto a raised patio offering ample outside space for patio furniture to sit out, eat al-fresco or simply relax, raised pond, additional section of garden with gated access, two greenhouses and a wooden shed. The garden is ideal for the garden enthusiast or for anyone that wants to grow their own vegetables. There is also the space available to add a home studio if required.

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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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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		