



ESTATE AGENTS

15, Pennine Rise, Hastings, TN34 3QH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In The Region Of £200,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TERRACED ONE BEDROOM BUNGALOW with OFF ROAD PARKING, an ATTACHED GARAGE and an ENCLOSED SUNNY GARDEN.

The property offers modern comforts including gas fired central heating and double glazing. Accommodation comprises a LOUNGE-DINER with WOOD BURNER, kitchen, ONE DOUBLE BEDROOM, bathroom and a CONSERVATORY.

Conveniently positioned within easy reach of bus routes and local amenities, please call the owners agents now to book your viewing and avoid disappointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Open plan to:

LOUNGE-DINING ROOM

14'5 x 9'9 (4.39m x 2.97m)

Recessed shelving, television point, radiator, fireplace, wood burner, double glazed window to front aspect, door to inner hallway and open plan to:

KITCHEN

6'6 x 6'3 (1.98m x 1.91m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, inset drainer-sink unit with mixer tap, space for under counter fridge freezer, part tiled walls, double glazed window to rear aspect.

INNER HALL

Radiator, large storage cupboard housing wall mounted boiler, access to:

BEDROOM

14'3 max x 9'9 (4.34m max x 2.97m)

Built in wardrobe, loft hatch providing access to loft space, radiator, double glazed window to front aspect.

BATHROOM

Bath with mixer tap, electric shower over bath, pedestal wash hand basin, low level wc, ladder style heated towel rail, part tiled walls, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

CONSERVATORY

9'1 x 8'7 (2.77m x 2.62m)

Space and plumbing for washing machine, power, polycarbonate roof, UPVC construction with double glazed windows to side and rear elevations, double glazed French doors leading to:

REAR GARDEN

Lovely and enclosed, laid to lawn with patio and raised planted beds, outside water tap, enjoying plenty of sunshine.

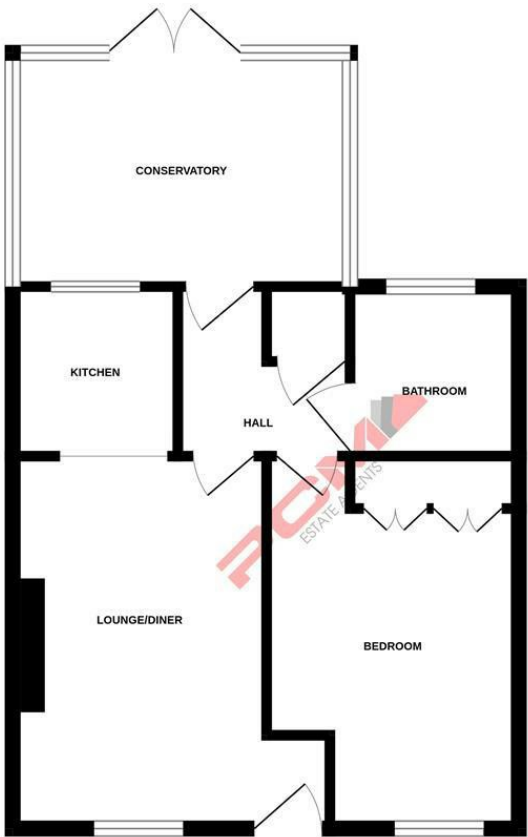
GARAGE

16' x 7'4 (4.88m x 2.24m)

Double opening gates to front aspect, window to and door to rear overlooking and providing access to the garden.




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			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(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