



ESTATE AGENTS

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**Price £339,950**

PCM Estate Agents welcome to the market an exciting opportunity to acquire this SEMI-DETACHED THREE BEDROOM BUNGALOW, positioned on an incredibly sought-after road within Hastings. The property occupies a GOOD SIZED PLOT and benefits from a GARAGE, OFF ROAD PARKING and a PRIVATE REAR GARDEN.

Inside the property offers modern comforts including gas fired central heating and double glazing. Accommodation comprises a spacious entrance hall, lounge, kitchen, CONSERVATORY, THREE BEDROOMS, SHOWER ROOM and a SEPARATE WC. In addition, there is a UTILITY ROOM located off of the kitchen, with both front and rear access.

The property is approached via a driveway providing OFF ROAD PARKING and leading to the GARAGE. The REAR GARDEN is primarily laid to lawn, with a patio area providing an ideal outdoor space for relaxing and entertaining.

Conveniently positioned within easy reach of local bus routes and amenities within the town. Viewing is highly recommended, please call the owners agents now to arrange your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE LOBBY**

Providing ample space for coats and shoes, single glazed window and further double glazed window to side aspect, further door opening to:

#### **ENTRANCE HALL**

Loft hatch, two storage cupboards, one of which housing the electric meter, door to:

#### **LOUNGE**

17'4 x 13'9 (5.28m x 4.19m)

Radiators, feature fireplace with potential for wood burning stove, sliding double glazed doors to the rear opening to conservatory and further door to:

#### **KITCHEN**

9'9 x 9'2 (2.97m x 2.79m)

Fitted with a range of eye and base level units, stainless steel sink with mixer tap, integrated electric eye level double oven, four ring electric hob with extractor above, radiator, part tiled walls, tiled flooring, double glazed window to rear aspect, further door to:

#### **UTILITY ROOM**

11' x 6'4 (3.35m x 1.93m)

Further units, work surface, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas boiler, tiled flooring, double glazed doors to rear aspects, providing access to the rear garden.

#### **CONSERVATORY**

15'7 x 8'5 (4.75m x 2.57m)

Radiator, single glazed windows to rear aspect, double glazed door to side aspect opening onto the rear garden.

#### **BEDROOM**

12'5 x 12'2 (3.78m x 3.71m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

12'3 x 9'2 (3.73m x 2.79m)

Radiator, dual aspect with double glazed window to front aspect and single glazed window to side aspect overlooking the porch.

#### **BEDROOM**

9'1 x 7' (2.77m x 2.13m)

Radiator, double glazed window to side aspect.

#### **SHOWER ROOM**

Walk in shower unit with electric shower, low level dual flush wc, wash hand basin, radiator, tiled walls, frosted double glazed window to side aspect.

#### **SEPARATE WC**

Low level dual flush wc, wash hand basin, tiled walls, frosted double glazed window to side aspect.

#### **OUTSIDE - FRONT**

Area of lawn surrounded by hedged boundaries to the front and side, a range of mature trees and shrubs, footpath access to the entrance porch, side gate providing access to the utility room, off road parking for multiple vehicles leading to:

#### **GARAGE**

15'7 x 8'6 (4.75m x 2.59m)

Up and over door, power and lighting, up and over door, single glazed window to rear aspect, double glazed UPVC personal door opening to side.

#### **REAR GARDEN**

Area of patio enjoying a sunny aspect, perfect for summer evenings, steps leading to a large area of lawn, hedged boundaries to the side and rear, a variety of mature shrubs and trees, two sheds, paved footpath leading to an enclosed vegetable plot.

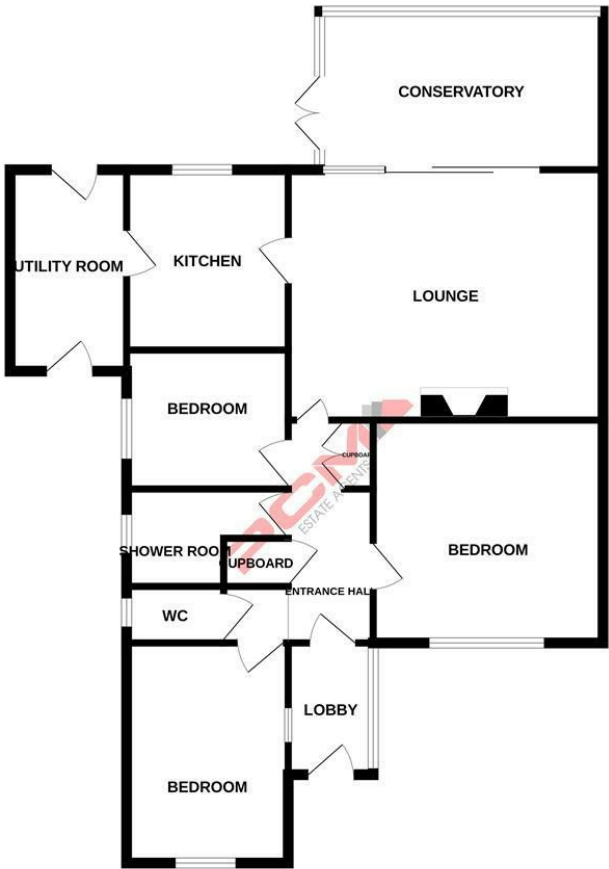
Council Tax Band: C



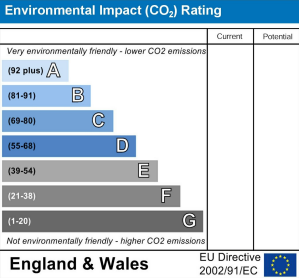
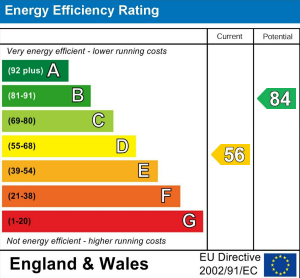




GROUND FLOOR



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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