



ESTATE AGENTS

**11, Linley Drive, Hastings, TN34 2DD**

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

**Price £300,000**



PCM Estate Agents welcome to the market this spacious THREE BEDROOM DETACHED BUNGALOW with a GENEROUS GARDEN and GARAGE. Offered to the market CHAIN FREE and located within a sought-after region of Hastings, within easy reach of Hastings town centre.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, KITCHEN-BREAKFAST ROOM, THREE BEDROOMS and a bathroom. Externally the property enjoys a GENEROUS REAR GARDEN in addition to a garden at the front and a shared driveway that leads to the aforementioned GARAGE, located at the rear.

The property could benefit from some modernisation, however is considered an IDEAL OPPORTUNITY for those looking for a HOME TO IMPROVE.

Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with built in storage cupboard, separate airing cupboard, loft hatch, radiator.

#### **LOUNGE**

15'7 x 12'9 (4.75m x 3.89m)  
Double glazed window to front aspect.

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

12'6 x 11'10 (3.81m x 3.61m)  
Comprising a range of eye and base level units with worksurfaces over and ample space for appliances, double glazed windows to rear and side aspects, part glazed door to side aspect leading out to the garden.

#### **BEDROOM**

12'1 x 11' (3.68m x 3.35m)  
Double glazed windows to rear and side aspects, radiator.

#### **BEDROOM**

11'11 x 7'6 (3.63m x 2.29m)  
Built in wardrobe, double glazed window to side aspect, radiator.

#### **BEDROOM**

11'10 x 11'3 (3.61m x 3.43m)  
Built in wardrobe, double glazed window to front aspect, radiator.

#### **BATHROOM**

Panelled bath with shower attachment above, wc, bidet, wash hand basin, double glazed obscured window to rear aspect.

#### **REAR GARDEN**

Private and enclosed, enjoying a sunny aspect and predominantly laid to lawn, featuring a range of mature shrubs, plants and trees, storage shed, greenhouse and side access to the front of the property.

#### **GARAGE**

Up and over door, accessed via a shared driveway.

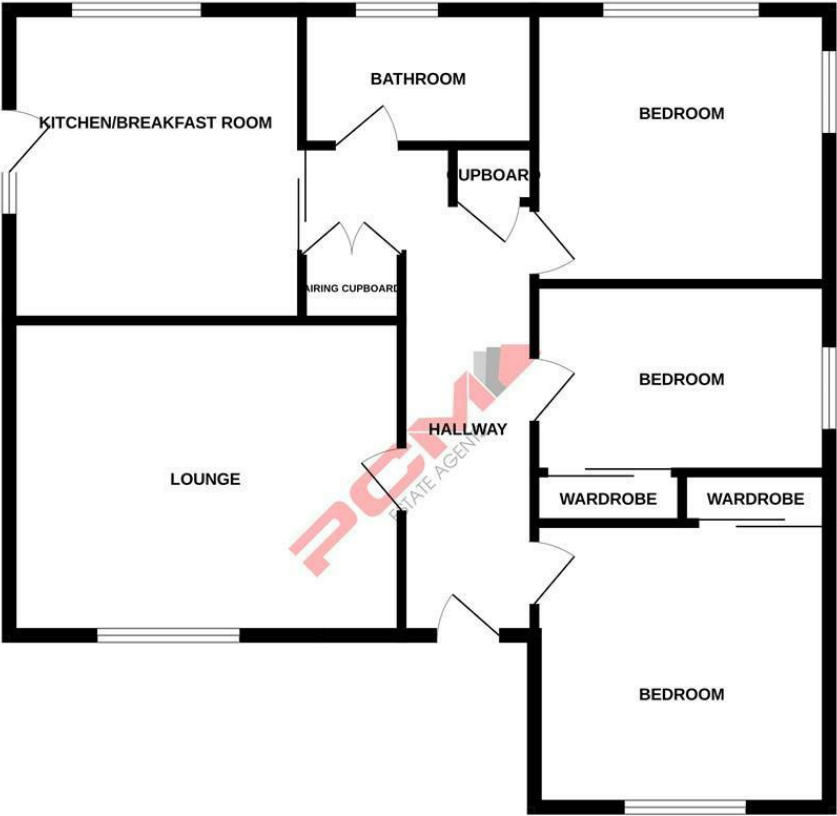
#### **OUTSIDE - FRONT**

The property benefits from a well-presented front garden predominantly laid to lawn with a range of shrubs and plants, pathway with steps leading to the front door, separate pathway leading to the side of the property. To the right hand side is a shared driveway which leads to the garage at the rear,





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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		