



ESTATE AGENTS

21, The Heights, Hastings, TN35 5EP

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Price £365,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE BEDROOM BUNGALOW tucked away in a quiet cul-de-sac location within the northern outskirts of Hastings, close to amenities within Ore, within easy reach of Hastings Country Park and popular schooling establishments. The property has an ENCLOSED LOW-MAINTENANCE GARDEN, driveway and a GARAGE, as well as modern comforts including fired central heating and double glazing.

Accommodation comprises a spacious L shaped entrance hall with ample storage, DUAL ASPECT LOUNGE-DINING ROOM, modern kitchen-breakfast room, THREE BEDROOMS, shower room and a SEPARATE WC.

Properties in this sought-after cul-de-sac rarely come to the market, this property has the opportunity for someone looking to downsize or looking for a BUNGALOW in a SUPERB LOCATION. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

L shaped with radiator, coving to ceiling, loft hatch to loft space, ample storage space, two large cupboards, one of which housing the wall mounted boiler which services the heating and hot water, further double width cupboard with hanging rail and further storage space along with the gas meter and consumer unit for the electrics.

LOUNGE-DINER

22'3 max x 16'3'8 max (6.78m max x 4.98m max)

Dual aspect with double glazed window to front, double glazed sliding patio doors to rear, two radiators, television point, fireplace and telephone point.

KITCHEN-BREAKFAST ROOM

18'1 max x 9'2 max (5.51m max x 2.79m max)

Ample space for breakfast table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, tiled flooring, radiator, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, space for cooker with fitted

cooker hood, down lights, coving to ceiling, double glazed window and door to rear aspect providing access and outlook onto the rear garden.

MASTER BEDROOM

14' x 10'7 (4.27m x 3.23m)

Measurement excludes door recess, built in double wardrobe, radiator, coving to ceiling, double glazed windows and French doors to rear aspect with views and access onto the garden.

BEDROOM TWO

12'1 x 9'9 (3.68m x 2.97m)

Oak wood flooring, coving to ceiling, built in double wardrobe, radiator, double glazed window to front aspect.

BEDROOM THREE

9'6 x 9'4 (2.90m x 2.84m)

Coving to ceiling, wooden flooring, radiator, built in double wardrobe, double glazed window.

SHOWER ROOM

Modern suite comprising a large walk in shower, wall mounted vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, radiator, wall mounted vanity unit with mirrored door, tiled walls, tiled flooring, radiator, double glazed window with obscured glass to rear aspect.

SEPARATE WC

Dual flush low level wc, wall mounted wash hand basin with chrome mixer tap and tiled splashbacks.

REAR GARDEN

Low-maintenance and enclosed with a decked veranda/ patio abutting the property, fenced boundaries, gated side access.

OUTSIDE - FRONT

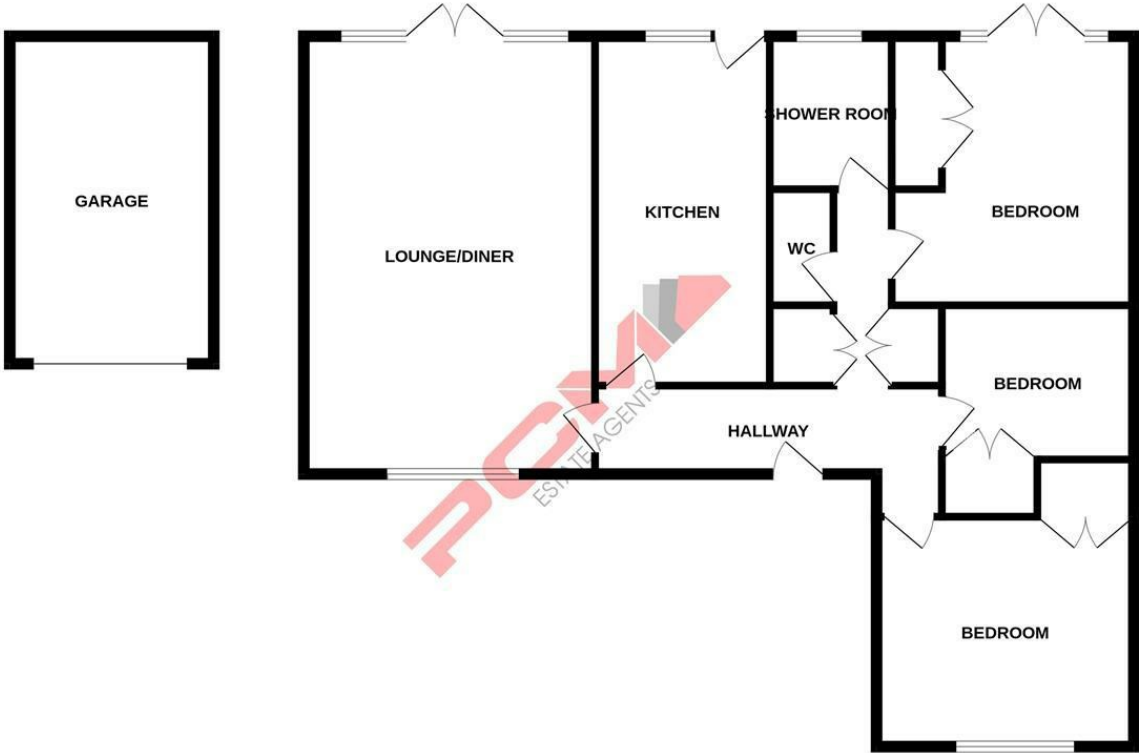
Shrubs and plants, driveway providing off road parking and access to:

GARAGE

Up and over door.



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		85
(81-91) B		
(69-80) C		64
(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		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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