



ESTATE AGENTS

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Price £360,000

Deceptively spacious FOUR BEDROOM, TWO BATHROOM, DETACHED BUNGALOW with GARAGE and WORKSHOP, occupying a CORNER PLOT position in the sought-after St Helens region of Hastings, within easy reach of Alexandra Park and Hastings town centre and offered to the market CHAIN FREE.

Boasting well-presented, spacious and versatile accommodation throughout comprising an entrance hallway, DUAL ASPECT LIVING ROOM with FEATURE LOG BURNER, 18ft KITCHEN-DINER, FOUR BEDROOMS all of which are of a good size in addition to TWO BATHROOMS both with bath and separate walk in shower. Externally the property benefits from WRAP AROUND GARDENS to the front and side in addition to a PRIVATE COURTYARD STYLE REAR GARDEN, OFF ROAD PARKING for multiple vehicles, a GARAGE and WORKSHOP.

Located in a sought-after region of Hastings, with good public transport links to Hastings town centre, within easy reach of the picturesque Alexandra Park. The property is considered an IDEAL HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with multiple cupboards providing ample storage, including a larger cupboard and one of which housing the electric boiler, wall mounted thermostat control, loft hatch, underfloor heating.

LOUNGE

14'9 x 14'4 (4.50m x 4.37m)

Dual aspect with double glazed windows to front and side aspects enjoying a pleasant outlook, feature fireplace with log burner, underfloor heating.

KITCHEN-DINER

18'9 x 9'10 (5.72m x 3.00m)

Comprising a range of eye and base level units with worksurfaces over, gas hob with extractor above and oven below, inset one & ½ bowl ceramic inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, breakfast bar, two double glazed windows to rear aspect, dining area offering ample space for dining table and chairs, double glazed window to side aspect, double glazed French doors to rear aspect leading out to the garden.

INNER HALLWAY

Built in storage, radiator.

BEDROOM

14'4 x 9'11 (4.37m x 3.02m)

Double glazed window to side aspect, built in wardrobe, radiator, underfloor heating.

BEDROOM

11'7 x 9'8 (3.53m x 2.95m)

Double glazed window to side aspect, double glazed door to side aspect leading out to the garden, radiator.

BATHROOM

Roll top bath with mixer tap, walk in shower, wash hand basin, dual flush wc, chrome ladder style radiator, part tiled walls, extractor fan, double glazed obscured window to side aspect.

BEDROOM

10'9 x 7'2 (3.28m x 2.18m)

Double glazed window to side aspect, underfloor heating.

BEDROOM

9'5 x 8'1 (2.87m x 2.46m)

Velux window, built in wardrobe, underfloor heating.

BATHROOM

Freestanding roll top bath with mixer tap and shower attachment, separate walk in shower, dual flush wc, floating wash hand basin with storage below, part tiled walls, underfloor heating, double glazed obscured window to side aspect.

WORKSHOP/ SUMMER HOUSE

14' x 6'5 (4.27m x 1.96m)

GARAGE

15'1 x 10' (4.60m x 3.05m)

Up and over door, personal door to side.

GARDEN

Private and courtyard style being mainly paved, ideal for seating and entertaining.

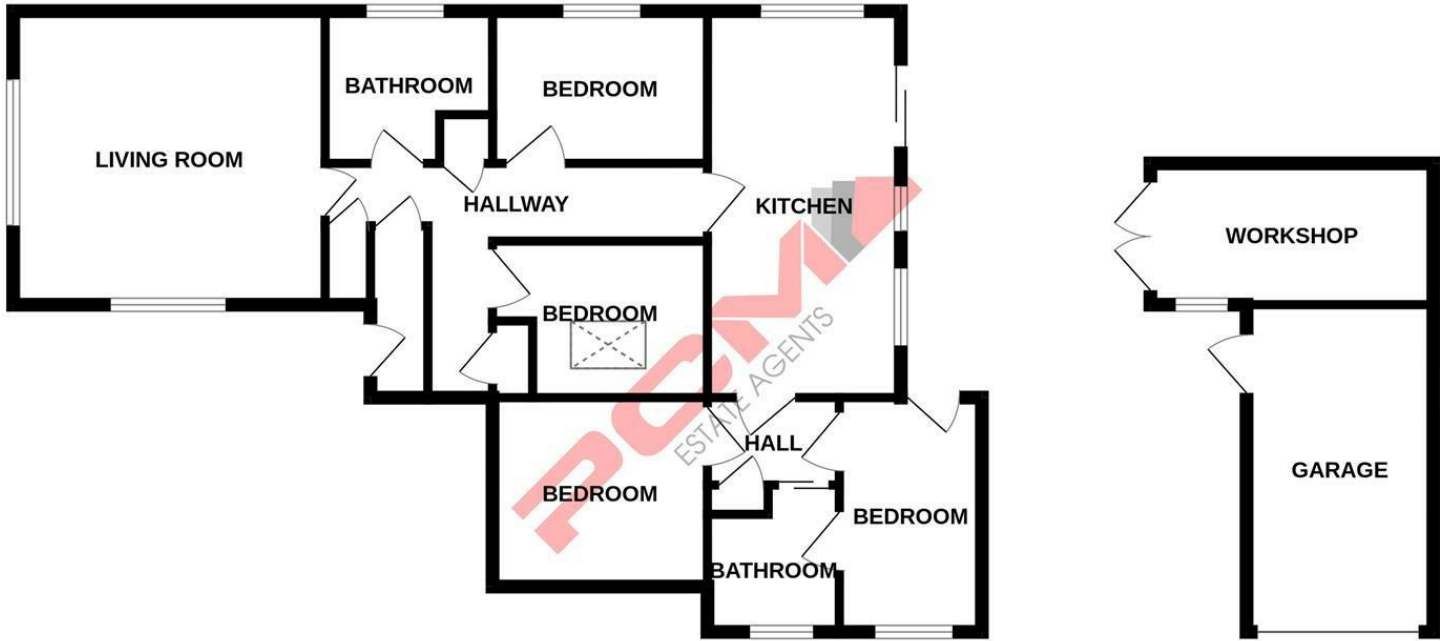
OUTSIDE - FRONT

The property enjoys wrap around gardens to the front and side, providing further space for seating, entertaining and gardening, in addition to a large driveway providing off road parking and leading to the aforementioned garage.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	