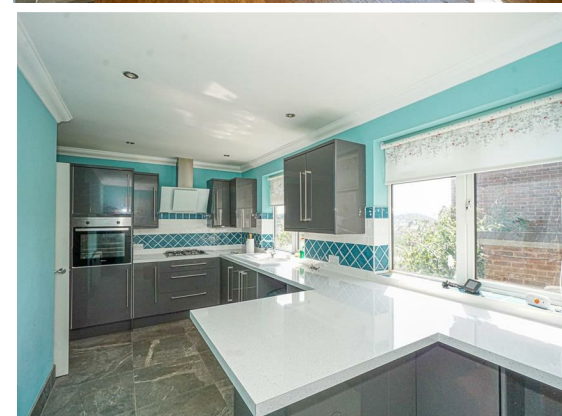




ESTATE AGENTS

11, Bedford Road, Hastings, TN35 5JA

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Tel: 01424 839111

Price £299,950

PCM Estate Agents present to the market this TWO BEDROOM DETACHED BUNGALOW, situated in the highly sought-after CLIVE VALE region of Hastings, within reach of it's local schools and bus routes to Hastings town centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Inside, the accommodation comprises an L shaped entrance hall, 16ft LOUNGE-DINING ROOM, KITCHEN-BREAKFAST ROOM, conservatory, TWO BEDROOMS and a bathroom with bath and shower. Externally the property benefits from GARDENS to the side and rear, there is also an area of pea shingle that could be ideal for parking, subject to the permission for a dropped kerb.

Please call the owners agents to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

L SHAPED ENTRANCE HALL

Spacious, wood flooring, radiator, loft hatch providing access to loft space, down lights, coving to ceiling, wall mounted thermostat control for gas fired central heating.

LOUNGE-DINING ROOM

16'3 x 13'3 (4.95m x 4.04m)

Coving to ceiling, down lights, wood flooring, radiator, fireplace, double glazed window to rear aspect with a nice outlook over Clive Vale.

KITCHEN-BREAKFAST ROOM

16'8 x 7'7 (5.08m x 2.31m)

Fitted with a matching range of eye and base level cupboards and drawers, complimentary worksurfaces over and tiled splashbacks, four ring gas hob with fitted cooker hood over and waist level oven, inset one & ½ bowl ceramic drainer-sink with mixer tap, space for under counter appliance, space for fridge freezer, breakfast bar area, coving to ceiling, downlights, radiator, part tiled walls, tiled flooring, wall mounted Worcester boiler, double glazed windows to rear aspect, double glazed door opening to side aspect leading to:

CONSERVATORY

8'4 x 5'9 (2.54m x 1.75m)

UPVC construction with polycarbonate roof, tiled flooring, space and plumbing for washing machine, double glazed windows to front, side and rear elevations, double glazed door to front providing access to the front garden.

BEDROOM

15'1 x 11'4 (4.60m x 3.45m)

Down lights, coving to ceiling, radiator, built in wardrobes with mirrored sliding doors, double glazed window to front aspect.

BEDROOM

12' x 11'7 (3.66m x 3.53m)

Coving to ceiling, down lights, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap, separate walk in shower, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, heated towel rail, tiled walls, tiled flooring, down lights, coving to ceiling, extractor for ventilation, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

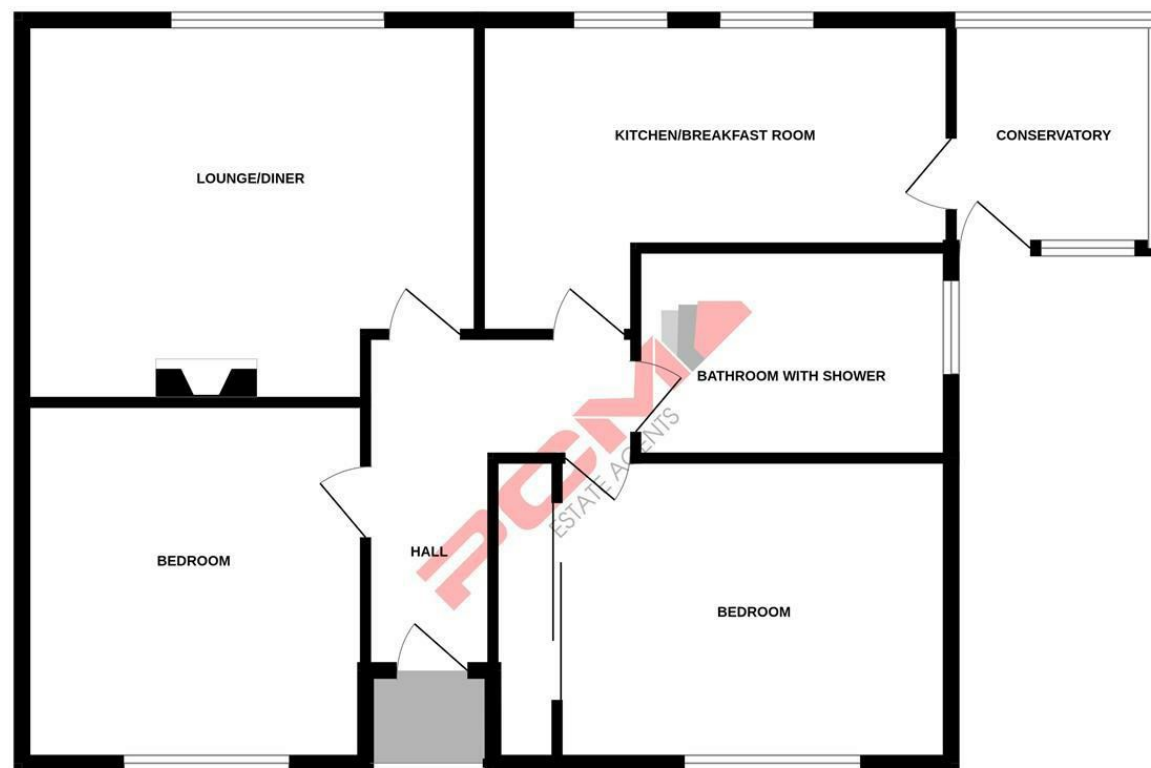
The property is set back from the road with steps down to the front door and hand rail. There is also an area laid with pea beach and shingle, offering potential for parking vehicles (subject to permissions for a dropped kerb). Willow tree to the side area of garden, plants, shrubs and fenced boundaries.

REAR/ SIDE GARDEN

Patio, planted beds, a number of outbuildings offering a practical storage space, section of lawn, access to under croft storage beneath the property, fenced boundaries.



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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