PCM ESTATE AGENTS

Nigella, Wilmington Road, Hastings, TN34 2BT

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £335,000

PCM Estate Agents are delighted to present to the market an RARE AND EXCITING OPPORTUNITY to acquire this CHAIN FREE DETACHED THREE BEDROOM BUNGALOW, conveniently positioned in this sought after region of Hastings on the outskirts of Blacklands, occupying a LARGE PLOT with plenty of OFF ROAD PARKING and a GARAGE/WORKSHOP.

Internally the property offers modern comforts including GAS CENTRAL HEATING and DOUBLE GLAZING, newly fitted door which provides access to the entrance porch and onto the entrance hall. From here you access the DUAL ASPECT LOUNGE-DINING ROOM with picture window with stunning views over the BEAUTIFUL GARDEN. The entrance hall also provides access to two of the three bedrooms.
From the lounge/dining room there is a door opening to KITCHEN/BREAKFAST ROOM and from here you can access the third bedroom and the bathroom/shower room.

The stand-out feature of this bungalow is the LARGE PLOT with established lawned gardens, ponds and well thought-out planted areas and large greenhouse.

The property is conveniently located within easy reach of bus routes and amenities within the area. Viewing comes highly recommended, please call the owners agents now to book your appointment to view.

NEWLY FITTED WOODEN FRONT DOOR
Opening to:

ENTRANCE PORCH
Tiled flooring, built in strorage, radiator, double glazed window to side elevations, double glazed patterned glass window, wooden front door opening to:

ENTRANCE HALL
High ceilings, radiator, telephone point.

LOUNGE/DINING ROOM
22'8 x 11'4 (6.91m x 3.45m)
Dual aspect with large picture double glazed window to rear aspect with lovely views over the beautifully landscaped garden, double glazed double doors opening to side opening to patio, combination of wall and ceiling lighting, two radiators, coved ceiling, television point, hatch opening to loft space. Further door opening to:

KITCHEN
24'1 x 6'4 (7.34m x 1.93m)
Kitchen has a range of fitted eye and base level cupboards and drawers with work surfaces over, four ring gas hob with waist level double oven and grill, inset drainer sink, space for under counter fridge and separate freezer, space and plumbing for washing machine, radiator, wall mounted boiler, additional built in storage which housing immersion heater and consumer unit for electrics, breakfast bar with seating area. This room is dual aspect with double glazed window to the rear overlooking the garden and a double glazed patterned glass window to side aspect, wooden partially glazed door opening to side aspect. This door opens out onto the driveway which extends down the side of the property. From this room there is a door leading to a bedroom and a further door which leads to a bathroom/shower room.

BEDROOM
11'6 x 10'9 (3.51m x 3.28m)
Accessed via the entrance hall. Dual aspect with double glazed windows to front and side aspects, newly carpeted, radiator, high ceiling, picture rail. Interconnecting door to:

BEDROOM
11'3 x 11' (3.43m x 3.35m)
High ceiling, picture rail, radiator, double glazed window to front aspect with views over the front garden. Returning door to Kitchen.

BEDROOM
11'6 x 6'6 narrowing to 6'2 (3.51m x 1.98m narrowing to 1.88m)
High ceiling, radiator, dual aspect room with double glazed window to rear aspect with views over the patio and garden beyond, further double glazed window to side aspect.

BATHROOM/SHOWER ROOM
Panelled bath with pedestal wash hand basin, dual flush low level wc, corner shower enclosure with electric shower, radiator, tiled floor, tiled walls, double glazed window to front aspect.

OUTSIDE - FRONT
The property is set back from the road behind a walled boundary, driveway to the side, lawned front garden with established planted beds and path leading to the front door located on the side of the property. The driveway provided off road parking for multiple vehicles and extends down the side of the property.

WOODEN GARAGE/WORKSHOP
16' x 12'5 (4.88m x 3.78m)
Up and over door, power and light, work benches, windows to side elevation, space to park a car or to use as a workshop.

LARGE GREENHOUSE
20' x 10' approximately (6.10m x 3.05m approximately)

OUTSIDE - REAR
Large rear garden which is mainly laid to lawn with established planted areas, summerhouse, wooden shed, patio, fenced boundaries, ponds. The garden is an array of colour at various times of the year within its various plants, shrubs and trees, outside water tap. This garden is considered ideal for families with children or for garden enthusiasts.

Council Tax Band: C

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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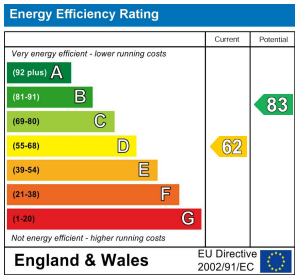

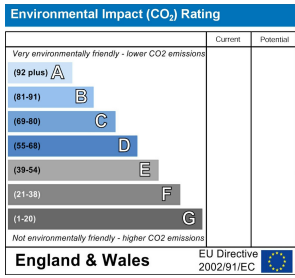

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