



ESTATE AGENTS

**33, Westminster Crescent, Hastings, TN34 2AW**

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

**Offers In Excess Of £330,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE DETACHED TWO BEDROOMED BUNGALOW offered to the market with benefits including gas central heating, double glazing and a MODERN KITCHEN AND BATHROOM. The property is located in this sought-after road within Hastings with SEA VIEWS over rooftops to the front.

Inside the property offers accommodation comprising entrance hall, LOUNGE, TWO DOUBLE BEDROOMS, kitchen, bathroom and CONSERVATORY. There is an EXPANSIVE PRIVATE GARDEN enjoying a private and sunny aspect, in need of some cultivation but offering lots of potential. To the front a driveway provides OFF ROAD PARKING and access to a GARAGE. The property also has a LARGE LOFT SPACE which could be converted subject to relevant planning and building consents.

The property is conveniently located within this sought-after area and within easy reach of bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

#### **FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Wood laminate flooring, radiator, wall mounted digital control for gas fired central heating, loft hatch providing access to loft space with pull down ladder and offering potential for converting subject to the relevant planning and building consents.

#### **LIVING ROOM**

14' x 10' (4.27m x 3.05m)

Wood laminate flooring, radiator, television point, partially glazed French doors opening onto;

#### **CONSERVATORY**

22' max x 9'2 (6.71m max x 2.79m)

Wood laminate flooring, radiator, windows to both side and rear elevations, French doors to garden and a pleasant outlook from the conservatory over the garden.

#### **KITCHEN**

10'3 x 7'6 (3.12m x 2.29m)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with work, surfaces over, range style gas cooker with oven below and extractor over, inset one ½ bowl drainer/ sink unit with mixer tap, tiled flooring, integrated fridge, dishwasher, double glazed pattern glass window to side aspect, double glazed window to front with pleasant far reaching views over rooftops to the sea, double glazed door opening to side and providing access to;

#### **UTILITY AREA**

Space and plumbing for washing machine, wall mounted boiler.

#### **BEDROOM ONE**

18'11 into bay x 10'7 (5.77m into bay x 3.23m)

Wood laminate flooring, radiator, combination of wall and ceiling lighting, double glazed window to side, double glazed bow window to front aspect with far reaching views over neighbouring rooftops and to the sea.

#### **BEDROOM TWO**

9'7 x 8'9 (2.92m x 2.67m)

Wood laminate flooring, radiator, combination of wall and ceiling lighting, French doors opening to conservatory.

#### **BATHROOM**

P shaped panelled bath with shower over, glass shower screen, wall mounted wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, chrome ladder style heated towel rail, double glazed pattern glass window to side aspect.

#### **FRONT GARDEN**

The property is set back from the road in a slightly elevated position with steps up to the front door, driveway providing off road parking and access to a;

#### **GARAGE**

Up and over door.

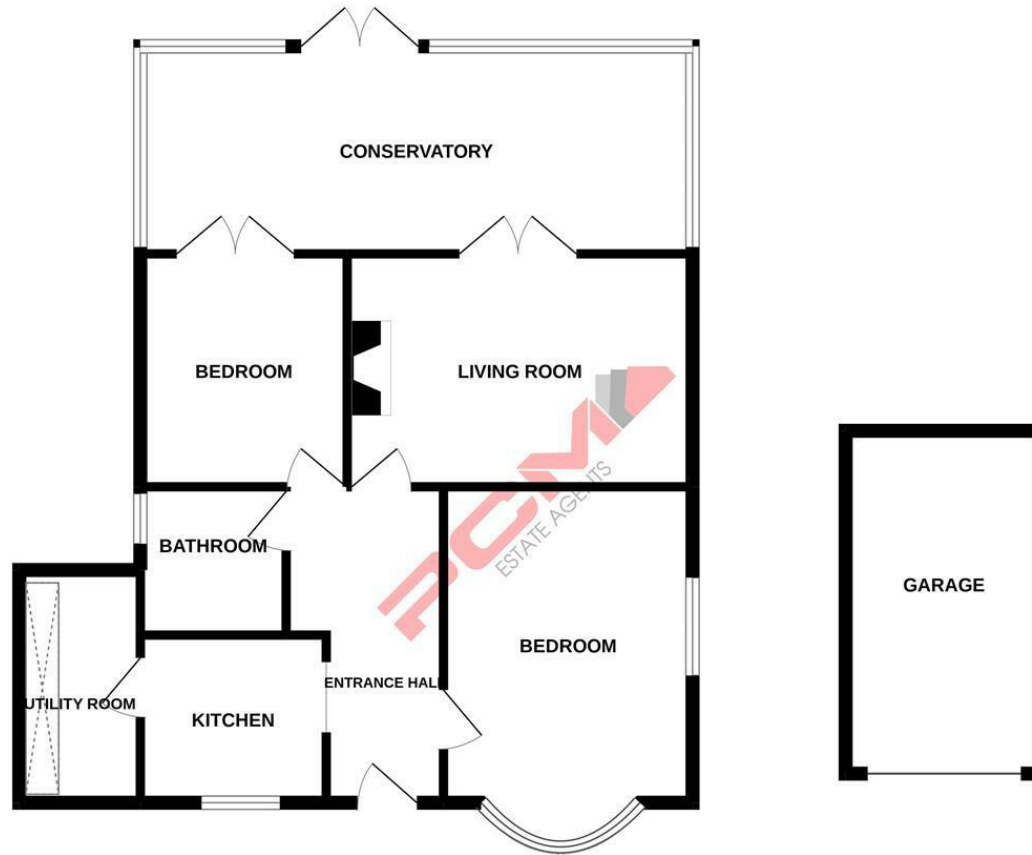
#### **REAR GARDEN**

Expansive garden in need of some cultivation but offering lots of potential, enjoying a pleasant and sunny aspect arranged over two levels and well-established with mature plants and shrubs, pond, wooden shed.

Council Tax Band: C



# 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                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      |           |
| (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 <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 |           |