



ESTATE AGENTS

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Price £385,000

PCM Estate Agents are delighted to present to the market this THREE BEDROOM DETACHED BUNGALOW, with OFF ROAD PARKING and a GARAGE and situated in the sought-after St Helens region of Hastings, within easy reach of Alexandra Park and Hastings town centre. The property requires MODERNISATION THROUGHOUT and presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and specifications.

The accommodation comprises an entrance hall with storage cupboard, SPACIOUS LOUNGE, kitchen, THREE BEDROOMS, SHOWER ROOM and a SEPARATE WC. Further benefits include gas fired central heating and double glazing. Externally the property enjoys a front garden with PARKING and access to the GARAGE, whilst the rear garden is predominantly laid to lawn, offering ample space for outdoor dining and entertaining.

Conveniently located within easy reach of local amenities, bus routes, Alexandra Park and St Helen's Woods, ideally positioned for both convenience and lifestyle. Viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Wall mounted thermostat, radiator, access to loft via loft hatch, storage cupboard with ample hanging space for coats and storage for shoes, electric meter, gas meter and consumer unit, door opening to:

LOUNGE

16'9 x 11'3 (5.11m x 3.43m)

Gas fireplace with marble fire surround, television point, radiator, large double glazed window to front aspect overlooking the front garden.

KITCHEN

12'9 x 9'4 (3.89m x 2.84m)

In need of modernisation but comprising a range of eye and base level units with four ring gas hob and extractor above, eye level electric oven, sink with mixer tap, space and plumbing for washing machine, extended countertop space for breakfast bar, wall mounted boiler, radiator, double glazed window to

side aspect and double glazed door opening onto the later described rear garden.

BEDROOM

13'5 x 10'3 (4.09m x 3.12m)

Built in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM

9'3 x 9'6 (2.82m x 2.90m)

Built in wardrobes, radiator, double glazed window to side aspect.

BEDROOM

10'3 x 8'9 (3.12m x 2.67m)

Radiator, double glazed window to side aspect.

SHOWER ROOM

Shower cubicle with electric shower, wash hand basin with storage beneath, heated towel rail, part tiled walls, cupboard housing the hot water cylinder with shelving above, frosted double glazed window to side aspect.

SEPARATE WC

WC, radiator, frosted double glazed window to side aspect.

GARAGE

16'1 x 7'8 (4.90m x 2.34m)

Up and over door, power and lighting, personal door to side providing access to the front of the property, double glazed window to side aspect.

OUTSIDE - FRONT

The property benefits from off road parking with driveway providing access to the garage, a good sized area of lawn, a range of mature trees and shrubs, two side access gates.

REAR GARDEN

Area of patio, steps up to an area of garden being mainly laid to lawn and providing ample space for outdoor dining and entertaining, shed, fenced and hedged boundaries.

Council Tax Band: D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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 a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
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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			
(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	