



ESTATE AGENTS

28b, The Ridge, Hastings, TN34 2AA

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Price £365,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE BEDROOM, TWO BATHROOM, BUNGALOW, located on the outskirts of Ore, within easy reach of bus routes and amenities within Ore Village. The property benefits from OFF ROAD PARKING and a LOVELY GARDEN to the rear. Offered to the market CHAIN FREE.

Accommodation is generally well-presented and well-proportioned with a porch leading to the entrance hall, DUAL ASPECT LIVING ROOM with garden views and access, kitchen, THREE BEDROOMS, one of which with an EN-SUITE, and a family bathroom. The property also has the benefit of gas central heating and double glazing.

Viewing is essential to fully appreciate the position and accommodation on offer, please call the owners agents now to book your viewing.

DOUBLE GLAZED SLIDING DOOR

Leading to:

PORCH

UPVC construction with windows to both side and front elevations, tiled flooring, power and light, further double glazed door opening to:

ENTRANCE HALL

Radiator, loft hatch, coving to ceiling, large cupboard, wall mounted thermostat for gas fired central heating, wall mounted security alarm pad, doors to:

LOUNGE-DINER

16'2 x 11'5 (4.93m x 3.48m)

Double glazed windows to side aspect, double glazed French doors to rear aspect providing access to the rear garden, television point, coving to ceiling.

KITCHEN

11'4 x 7'9 (3.45m x 2.36m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with oven below, inset one & ½ bowl inset sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, wall mounted boiler, wall mounted consumer unit for the electrics, double glazed door to side aspect and double glazed window to side aspect.

BEDROOM

11'9 x 11'4 (3.58m x 3.45m)

Coving to ceiling, radiator, double glazed window to rear aspect with views over the garden, door to:

EN-SUITE

Walk in shower enclosure, pedestal wash hand basin with tiled splashbacks, dual flush low level wc, radiator, coving to ceiling, wood effect vinyl flooring with a herringbone pattern, double glazed obscured glass window to side aspect.

BEDROOM

11'4 x 11'3 (3.45m x 3.43m)

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

BEDROOM

10'5 x 7'11 (3.18m x 2.41m)

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

BATHROOM

Panelled bath, dual flush low level wc, pedestal wash hand basin with tiled splashbacks, double radiator, coving to ceiling, extractor for ventilation, wood effect vinyl flooring with a herringbone pattern, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

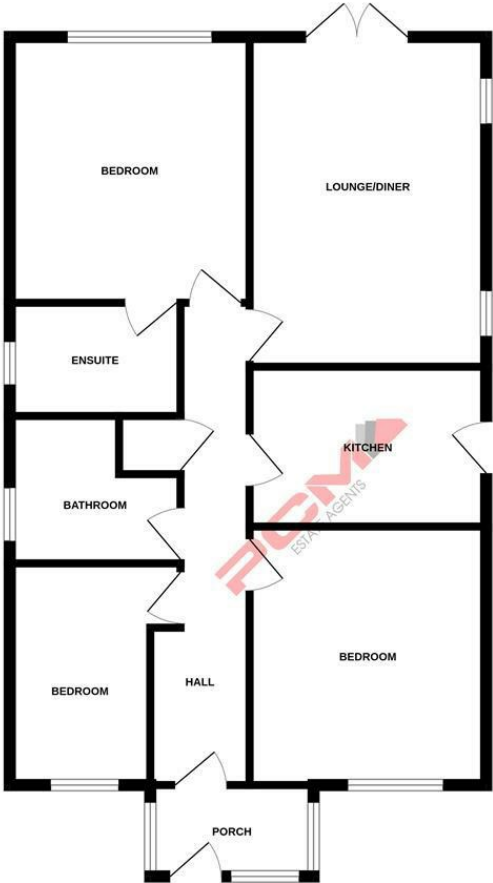
The property is set back from the road with a gravelled drive leading to a block paved drive providing off road parking, gated side access down both side elevations to the garden.

REAR GARDEN

Patio opening up onto a good-sized section of lawn, wooden shed, further patio area, outside water tap, gated access to both side elevations.



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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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		