



ESTATE AGENTS

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Guide Price £400,000

****GUIDE PRICE £400,000 to £425,000****

PCM Estate Agents are delighted to present to the market this DETACHED TWO BEDROOM BUNGALOW located behind a charming FIVE-BAR WOODEN GATE offering privacy, AMPLE OFF ROAD PARKING and a PRIVATE REAR GARDEN.

Accommodation comprises an entrance porch leading to a welcoming entrance hall, spacious LOUNGE-DINING ROOM, CONSERVATORY, kitchen, TWO WELL-PROPORTIONED BEDROOMS and a MODERN SHOWER ROOM. Externally the property benefits from AMPLE OFF ROAD PARKING for multiple vehicles and a BEAUTIFULLY MAINTAINED PRIVATE REAR GARDEN. The garden features a block paved patio, ideal for outdoor dining and entertaining, leading to a well-paved lawn.

The property previously had planning permission for a loft conversion, which has now lapsed, and subject to obtaining renewed planning consent the conversion could provide up to three additional bedrooms, a family bathroom and an en-suite shower room. This would offer excellent potential to increase the living accommodation.

Situated in the highly sought-after village of Westfield, the property is conveniently located close to a range of local amenities. Viewing comes highly recommended to fully appreciate the space, potential and desirable location that this bungalow has to offer.

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

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Further door opening to:

ENTRANCE HALL

Inset LED spotlights, loft hatch, built in storage/ airing cupboard, hot water cylinder and shelving above, wall mounted thermostat, radiator, door to:

LOUNGE

15' x 10'5 (4.57m x 3.18m)

Gas feature fireplace with tone surround and hearth, radiator, single glazed window to rear aspect, doors opening to:

CONSERVATORY

10'4 x 7'5 (3.15m x 2.26m)

Single glazed windows to side and rear aspects providing a pleasant outlook onto the garden, sliding door opening to the rear garden.

KITCHEN

12'6 x 8'6 (3.81m x 2.59m)

Comprising a range of eye and base level units, wooden countertop, inset one & ½ bowl stainless steel sink with mixer tap space and plumbing for washing machine, four ring electric induction hob, eye level electric oven, eye level microwave oven and warming drawer, storage cupboard housing the electric consumer unit and gas meter, wall mounted gas boiler, part tiled walls, double glazed window to rear aspect, door opening to the side of the property.

BEDROOM

12'3 max x 10'5 max (3.73m max x 3.18m max)

Wood flooring, radiator, double glazed bay window to front aspect.

BEDROOM

9'3 x 8'6 (2.82m x 2.59m)

Radiator, double glazed window to front aspect.

SHOWER ROOM

Shower, wash hand basin with mixer tap, low level dual flush wc, part tiled walls, heated towel rail, vanity mirror, extractor fan, storage cupboard with shelving, frosted double glazed window to side aspect.

OUTSIDE - FRONT

The property positioned behind a five-bar wooden gate leading to a large area of off road parking providing ample space for vehicles, area of lawn, range of mature trees and shrubs, side access gate, storage shed.

REAR GARDEN

Block paved patio providing the perfect spot for outdoor dining and entertaining, block paved patio to the side elevation, level area of lawn, pond, range of mature trees and shrubs, fenced boundaries.

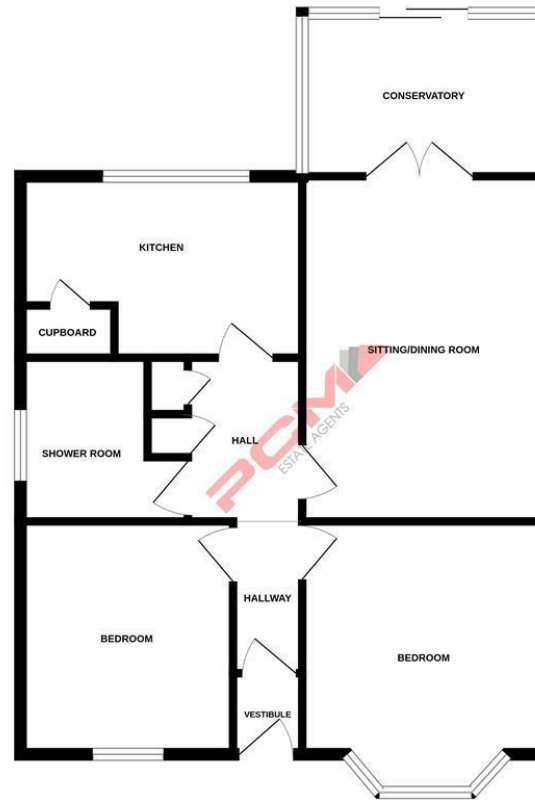
Council Tax Band: D







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		64	
(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

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.