PCM
ESTATE AGENTS

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Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO BEDROOM SEMI-DETACHED BUANGLOW, occupying a GOOD SIZED PLOT in this favourable region of Hastings, within easy reach of bus routes and local amenities. The property is accessed via a BLOCK PAVED DRIVE providing OFF ROAD PARKING for multiple vehicles. In addition, there is a GARAGE and a GOOD SIZED REAR GARDEN.

Accommodation comprises a LOUNGE-DINER with WOOD BURNER, kitchen, CONSERVATORY, TWO BEDROOMS, SHOWER ROOM and a SEPARATE WC. There is also the benefit of gas central heating and double glazing. The bungalow has been updated to a good standard, offering well-appointed accommodation to move into. The REAR GARDEN is mainly laid to lawn with established borders, SUMMER HOUSE and patio.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED DOOR
Opening to:

WELCOMING ENTRANCE HALL
Oak wood flooring, column style radiator, coving to ceiling, loft hatch, two storage cupboards; one of which housing the wall mounted Worcester boiler and the other housing the consumer unit for the electrics. Doors to:

LOUNGE-DINING ROOM
15'8 x 12'6 (4.78m x 3.81m)
Coving to ceiling, television point, bespoke fitted cabinetry either side of the chimney breast, inset wood burning stove with stone hearth, column style radiator, double glazed window to rear aspect with some lovely views onto the garden.

KITCHEN-BREAKFAST ROOM
12'5 x 11'9 (3.78m x 3.58m)
Dual aspect with double glazed windows to side and rear elevations with views onto the garden, double glazed door opening to the conservatory, wall mounted vertical radiator, coving to ceiling, down lights, fitted with a range of base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset resin sink with mixer tap, four ring gas hob with waist level oven and grill, space and plumbing for washing machine, space for tall fridge freezer, oak wood flooring.

CONSERVATORY
6'9 x 6'1 (2.06m x 1.85m)
UPVC construction, wood laminate flooring, wall mounted light, power point, double glazed windows to both side and rear elevations, double glazed door to garden.

BEDROOM
14'2 into bay x 12'7 (4.32m into bay x 3.84m)
Fitted wardrobes, coving to ceiling, column style radiator, double glazed bow window to front aspect.

BEDROOM
10'2 x 9'5 (3.10m x 2.87m)
Column style radiator, coving to ceiling, fitted wardrobe, double glazed window to front aspect.

SHOWER ROOM
Part tiled walls, tiled flooring, walk in shower with Aqualisa shower and rain style shower head, heated towel rail, extractor for ventilation, wall mounted vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, LED Bluetooth mirror above the basin, double glazed window with obscured glass to side aspect.

SEPARATE WC
Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, tiled flooring, column style radiator, down lights and double glazed obscured glass window to side aspect.

OUTSIDE - FRONT
Block paved drive providing off road parking for multiple vehicles, section of lawn, gated side access leading to the garden.

GARAGE
Located at the side with up and over door, power.

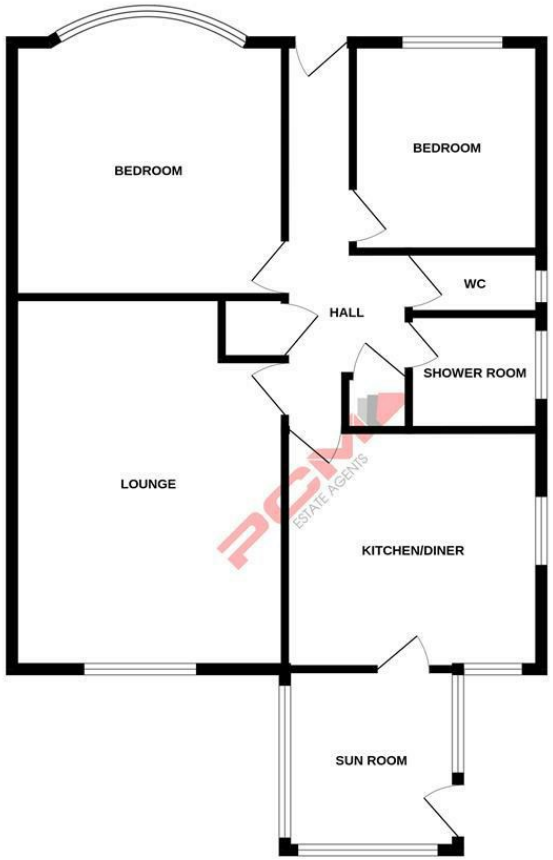
REAR GARDEN
The garden is mainly laid to lawn with established planted borders, concrete patio abutting the property, summer house, gated side access to front, UPVC double glazed door providing access into the garage, outside lighting and water tap.

Council Tax Band: C

SMEG

LOVELY THINGS

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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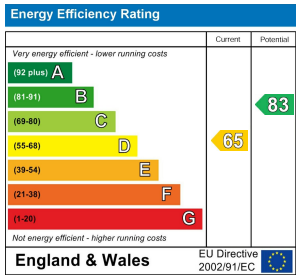

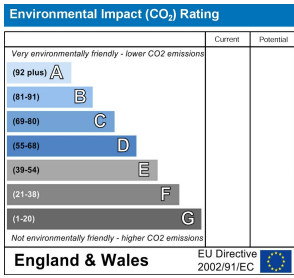

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.