



**15, Parkstone Road, Hastings, TN34 2NR**

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

**Guide Price £450,000**

\*\* GUIDE PRICE £450,000 TO £475,000\*\*

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY EXTENDED and IMMACULATELY PRESENTED DETACHED THREE BEDROOM BUNGALOW, enviably positioned in one of the area's most HIGHLY SOUGHT-AFTER LOCATIONS. This exceptional home offers the perfect blend of MODERN OPEN PLAN LIVING, versatile accommodation and BEAUTIFULLY LANDSCAPED GARDENS, making it ideal for families and those seeking a relaxed single-level lifestyle. Approached via a generous driveway providing AMPLE OFF ROAD PARKING, the property also benefits from a GARAGE with electric door.

Step inside and you are welcomed by a welcoming entrance hall leading to THREE WELL-PROPORTIONED BEDROOMS, including a luxurious master suite with its own modern EN-SUITE shower room. There is also a stylish family bathroom finished to a high standard.

The real showpiece of the home is the STUNNING REAR EXTENSION, creating a breath-taking OPEN PLAN LIVING-KITCHEN-DINING AREA, perfect for entertaining or relaxing with family. The space features BI-FOLD DOORS that open seamlessly onto the garden, TWO LARGE SKYLIGHTS flooding the room with natural light and porcelain tiled flooring with UNDERFLOOR HEATING throughout. The CONTEMPORARY KITCHEN boasts stone worktops, INTEGRATED APPLIANCES and a central island, while the space has been cleverly zoned to include a COSY LOUNGE AREA and a FORMAL DINING SPACE. Further benefits include gas-fired central heating, double glazed windows and doors, and an overall finish that reflects care, quality, and attention to detail throughout.

Outside, the BEAUTIFULLY LANDSCAPED REAR GARDEN is a true delight, featuring an expansive patio that flows directly from the living space, a neatly kept lawn, mature planting, and a dedicated children's play area.

Ideally positioned close to local amenities, bus routes, and picturesque Alexandra Park, this is a rare opportunity to secure a stunning home in a highly desirable setting.

#### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **WELCOMING ENTRANCE HALL**

Double glazed window to side aspect, hard wood flooring, wall mounted vertical radiator, loft hatch providing access to loft space, down lights, storage cupboard with shelving and space and plumbing for washing machine, further cupboard with shelving, doors to;

#### **LOUNGE-DINING ROOM-KITCHEN**

26'7 narrowing to 20'5 x 23'3 narrowing to 12' (8.10m narrowing to 6.22m x 7.09m narrowing to 3.66m)

Impressive dual aspect room with double glazed windows to side and rear elevations, the latter having views down the garden, double glazed bi-folding doors opening the rear garden, two large lanterns allowing for plenty of natural light. Large reception space with porcelain tiled flooring with underfloor heating, additional area with wood flooring, radiator, down lights. The kitchen is well thought-out and fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, stone countertops and matching upstands, breakfast bar seating area with additional cupboards and drawers, induction hob, waist level oven/ grill, further steam oven, integrated appliances include a dishwasher, under counter freezer and fridge, inset sink with mixer tap and moulded drainer into countertop.

#### **MASTER BEDROOM**

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

Radiator, down lights, double glazed window to front aspect, pocket door to:

#### **EN-SUITE**

Large walk in shower enclosure with rain style shower head and hand held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, down lights, extractor for ventilation, part tiled walls.

#### **BEDROOM**

11'9 x 11'7 (3.58m x 3.53m)

Down lights, radiator, double glazed window to side aspect.

#### **BEDROOM**

11'5 x 7'8 (3.48m x 2.34m )

Down lights, radiator, freestanding wardrobe (incorporated in the sale) and double glazed window to front aspect.

**FAMILY BATHROOM**

Panelled bath with mixer tap and shower over having rain style shower head and hand held shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin and mixer tap, part tiled walls, non-slip flooring, down lights and extractor for ventilation.

**OUTSIDE - FRONT**

Stone driveway providing off road parking for multiple vehicles, partially fenced with some shrubs.

**REAR GARDEN**

Porcelain patio, two sections of lawn, ample space for entertaining and eating al-fresco etc, variety of mature plants and shrubs, fenced boundaries, outside water tap, wooden shed, children's playhouse, access to:

**UTILITY/ GARAGE**

21'6 x 7'7 (6.55m x 2.31m)

Electric roller door, personal door to the garden, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, power and light.

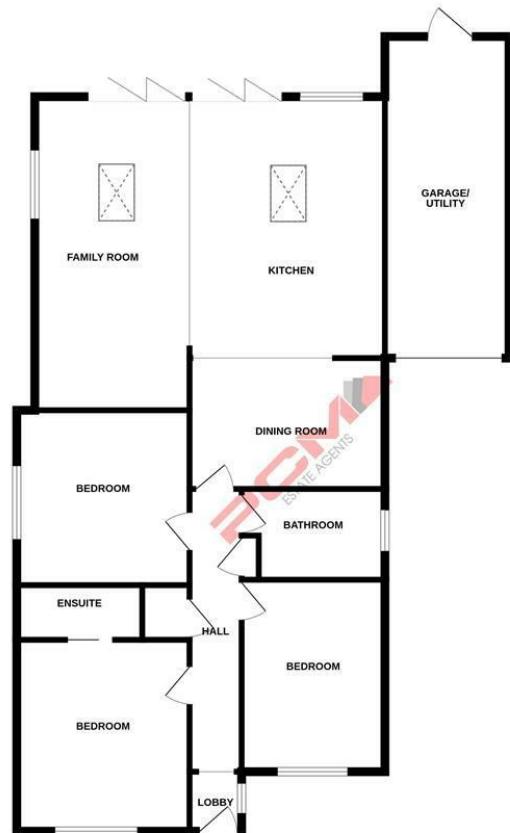
Council Tax Band: D







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 guidance only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metripro ©2005

Metripro ©2005

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	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	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.