



ESTATE AGENTS

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Price £375,000

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to acquire this DETACHED TWO DOUBLE BEDROOM BUNGALOW, located on this incredibly sought-after road within the St Helens Wood region of Hastings.

Offering well-proportioned accommodation comprising an entrance hall, LOUNGE-DINING ROOM, kitchen, TWO DOUBLE BEDROOMS, bathroom and a SEPARATE WC. There are modern comforts including gas fired central heating, double glazing, a driveway providing OFF ROAD PARKING, GARAGE and a LANDSCAPED GARDEN.

The property is IN NEED OF SOME MODERNISATION but presents a perfect opportunity for someone to acquire a bungalow in a PRIME LOCATION, Conveniently positioned within easy reach of amenities and St Helens Woods.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wall mounted security alarm pad, radiator, ample built in storage. loft hatch to loft space, wall mounted thermostat control for gas fired central heating, cupboard with radiator and slatted shelving that could operate as an airing cupboard.

LOUNGE-DINING ROOM

21'3 max x 17'2 max (6.48m max x 5.23m max)

Dual aspect room with double glazed bow window to front aspect and an additional double glazed window to side enjoying a pleasant outlook, two radiators, television point, combination of wall and ceiling lighting, coving to ceiling,

KITCHEN

13'4 x 9' (4.06m x 2.74m)

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 drainer-sink unit with mixer tap, integrated appliances include under counter

fridge and under counter separate freezer, wall mounted boiler, tiled flooring, extractor fan for ventilation, space and plumbing for washing machine, double glazed sliding patio doors to rear aspect allowing for access and a pleasant outlook and access onto the garden, additional double glazed window to side aspect.

BEDROOM ONE

14'6 x 10'2 (4.42m x 3.10m)

Radiator, fitted bedroom furniture, telephone point, coving to ceiling, dual aspect room with double glazed windows to side and front elevations.

BEDROOM TWO

12'4 x 10'5 (3.76m x 3.18m)

Radiator, fitted bedroom furniture, double glazed sliding patio doors to rear aspect allowing for a pleasant outlook and access onto the garden.

BATHROOM

Bath with electric shower over, pedestal wash hand basin, radiator, tiled walls, tiled flooring, double glazed obscured glass window to rear aspect.

SEPARATE WC

Dual flush low level wc, tiled flooring, double glazed window with pattern glass to rear aspect.

OUTSIDE - FRONT

Lawned front garden with driveway providing off road parking.

ATTACHED GARAGE

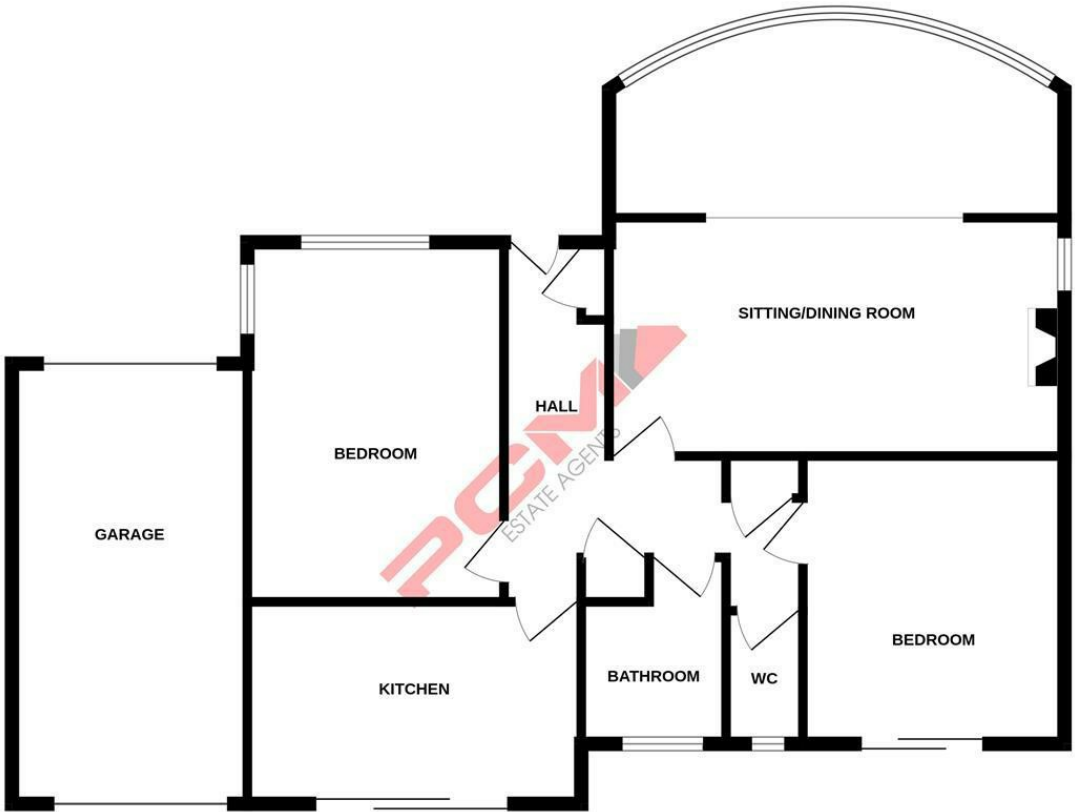
Up and over door to both front and rear elevations, external security light.

REAR GARDEN

Patio abutting the property, section of lawn, established plants and shrubs, fenced and hedged boundaries, outside water tap, security lighting, gated side access to the front elevation. Enjoying a private aspect.



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	