







PCM
ESTATE AGENTS

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Offers In Excess Of £385,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOM BUNGALOW, situated on this incredibly sought after road within Hastings, close to the picturesque St Helens Woods and also enjoying a LOVELY REAR GARDEN with pleasant outlook.

The well presented and well proportioned accommodation comprises an entrance hall, KITCHEN/DINING ROOM, LOUNGE, THREE DOUBLE BEDROOMS and a family bathroom with separate shower.

Externally the property benefits from OFF ROAD PARKING to the front, leading to a GARAGE and to the rear the garden is of a good size and comprises of a composite decked space - ideal for outdoor dining and entertaining, with steps leading down to an area of lawn with raised planting beds.

Viewing comes highly recommended to fully appreciate all this SPACIOUS HOME has to offer.

Please call the owners agents now to arrange your viewing.

GATED ACCESS
With pathway leading to a double glazed front door opening onto;

ENTRANCE HALL
Inset down lights, radiator, wood laminate flooring, loft hatch providing access to loft space, built in cupboard housing wall mounted boiler and offering ample storage space, door opening to;

KITCHEN/DINING ROOM
13'2 max x 12'6 narrowing to 9'7 (4.01m max x 3.81m narrowing to 2.92m)
Kitchen comprises of a range of eye and base level units with integrated dishwasher, integrated washing machine, space for range style cooker, 1 1/2 bowl inset sink with mixer tap, space for American style fridge/freezer, ample space for dining table and chairs, double glazed window to the rear, double glazed patio doors opening onto the rear garden. Door to:

LOUNGE
12'8 x 11'3 (3.86m x 3.43m)
Radiator, inset ceiling spotlights, double glazed window to rear aspect.

BEDROOM ONE
14'5 x 11'3 (4.39m x 3.43m)
Inset down lights, radiator, double glazed window to front aspect with made to measure fitted blinds.

BEDROOM TWO
11'5 x 11'1 (3.48m x 3.38m)
Radiator, double glazed window to front aspect, inset downlights.

BEDROOM THREE
11'2 x 9' (3.40m x 2.74m)
Radiator, inset down lights, double glazed window to side aspect with made to measure fitted blinds.

BATHROOM/ SHOWER ROOM
Impressive large walk in shower enclosure with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, panelled bath with chrome mixer tap, concealed cistern dual flush low level wc, vanity enclosed wash hand basin, wall mounted mirror, ladder style heated towel rail, tiled walls, down lights, extractor for ventilation, wood flooring and double glazed frosted glass window to side aspect.

REAR GARDEN
Large composite decked patio area which is accessed via the kitchen/dining room, wooden metal safety balustrade, steps down to a good size area of lawn, raised planted beds, outside water tap, additional rear decked space which is perfect for outdoor dining, gated side access.

OUTSIDE - FRONT
Lawned front garden with driveway, security light.

GARAGE
Up and over door, double glazed door to rear and double glazed window to side aspect, power and light.

Council Tax Band: D

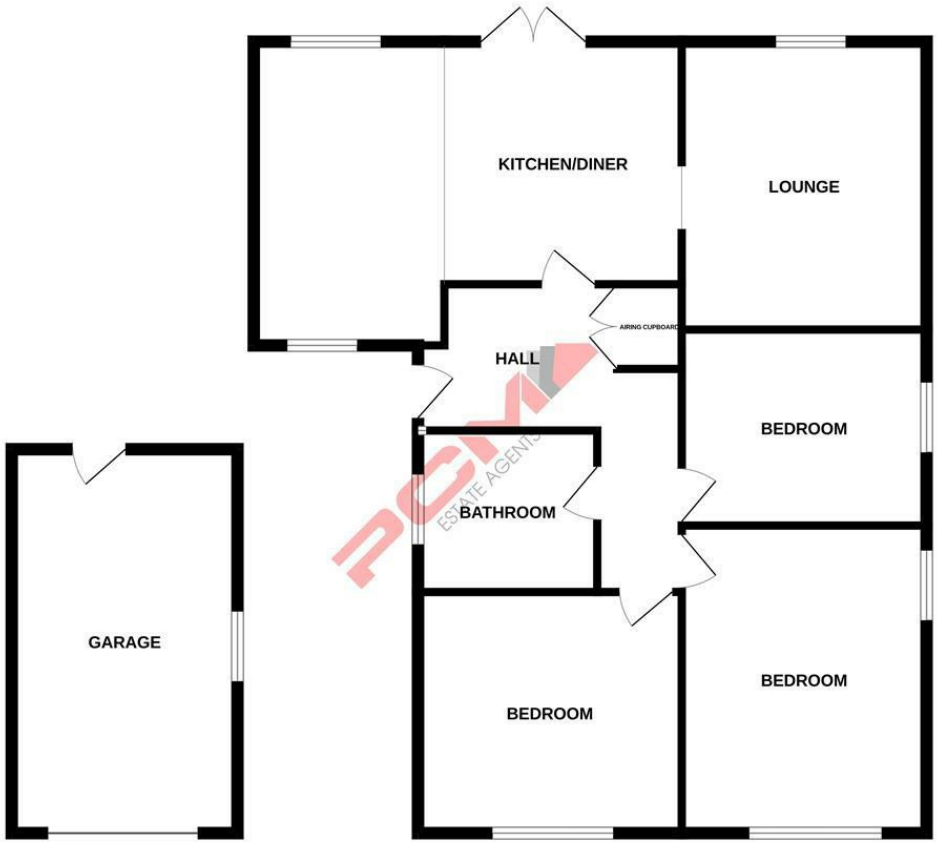




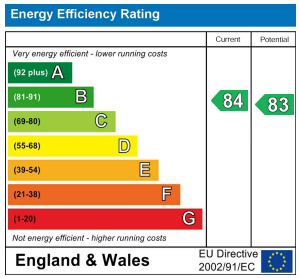


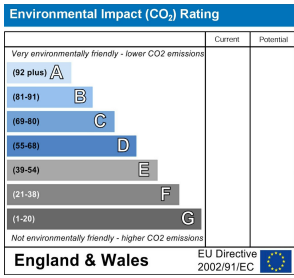


GROUND FLOOR



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 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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