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Offers In Excess Of £400,000

An opportunity has arisen to acquire this STUNNING DETACHED BUNGALOW occupying a CORNER PLOT within this highly sought-after St Helens region of Hastings, offered to the market CHAIN FREE. Situated within close proximity to the picturesque Alexandra Park, whilst also being within easy reach of Hastings town centre.

Offering exceptionally well-presented and spacious accommodation throughout comprising a large entrance porch leading to hallway, 17ft LOUNGE OPEN PLAN to an exceptionally well-presented MODERN FITTED KITCHEN, TWO BEDROOMS: the master being a particularly good size in addition to a LUXURY BATHROOM SUITE with bath and separate shower. Externally the property occupies a CORNER PLOT with GARDENS to the FRONT & SIDE, with a PRIVATE LANDSCAPED REAR GARDEN having multiple patio areas ideal for seating and entertaining. In addition there is a GARAGE and OFF ROAD PARKING.

The property also has PLANNING PERMISSION to extend the lounge and create a THIRD BEDROOM. Information can be found under Planning Ref: HS/FA/22/00411

Located in this highly sought-after road with good public transport links around Hastings and St Leonards, viewing comes highly recommended for those looking for a BEAUTIFULLY PRESENTED BUNGALOW.

Please call PCM Estate Agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Large with double glazed windows to rear and side aspects, door to:

ENTRANCE HALLWAY

Two storage cupboards, wall mounted thermostat control, radiator, door to open plan living-dining-kitchen area.

LIVING AREA

17'10 x 11'10 (5.44m x 3.61m)

Beautifully presented open plan L shaped room with exposed brick chimney breast having potential for log burner, double glazed windows to rear, side and front aspects, radiator, open plan to:

KITCHEN

11'11 x 11' (3.63m x 3.35m)

Beautifully presented modern fitted kitchen comprising a range of base level units with worksurfaces over, range of integrated Neff appliances including an induction hob with extractor above, oven and grill, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher, inset sink with mixer tap, breakfast bar, storage/ larder cupboard, double glazed window to rear aspect overlooking the garden, door to side aspect leading out to the garden.

MASTER BEDROOM

18'1 x 13'4 max (5.51m x 4.06m max)

Double glazed bay window to front aspect, radiator.

BEDROOM

10'10 x 8'9 (3.30m x 2.67m)

Double glazed window to side aspect, radiator.

BATHROOM

11'10 x 7'3 (3.61m x 2.21m)

Luxury suite comprising walk in double shower with rainfall style shower attachment, freestanding bath with mixer tap, wash hand basin with tiled splashback and storage below, wall mounted LED mirror with further storage, ladder style radiator, dual flush wc, extractor fan, double glazed obscured window to side aspect.

REAR GARDEN

Private and landscaped, featuring a patio area ideal for seating and entertaining, steps up to a further patio area offering further seating space, featuring a range of mature shrubs in addition to log store, gated providing side access to both sides.

GARAGE

Up and over door, light, power and double glazed personal door to side.

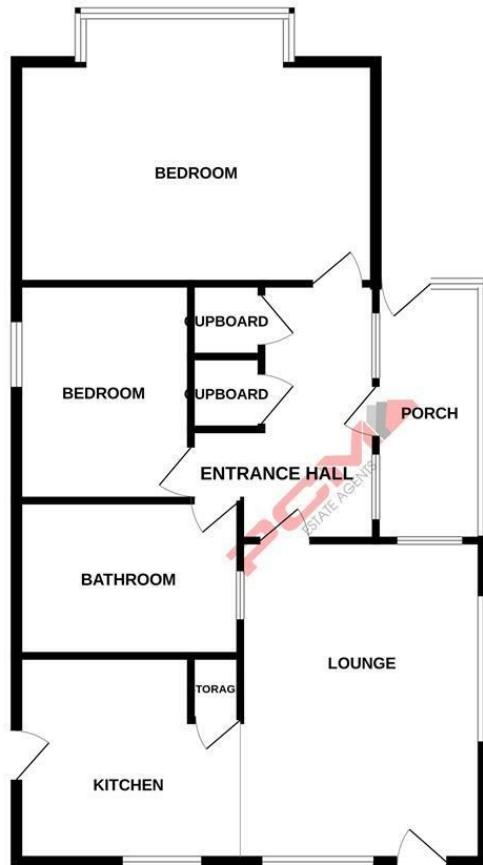
AGENTS NOTE

The vendor has advised that there is also planning permission for an extension to create a third bedroom and a larger lounge. Permission can be found under planning ref: HS/FA/22/00411

Council Tax Band: C



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 operation 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	83	
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	83	
(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			
EU Directive 2002/91/EC			
England & Wales			