



**73, Ashford Road, Hastings, TN34 2HY**

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

**Price £290,000**

PCM Estate Agents present to the market this CHAIN FREE TWO BEDROOM DETACHED BUNGALOW offering modern comforts including gas fired central heating and double glazing. Situated on a QUIET PLOT within a sought-after region of Hastings, enjoying some LOVELY VIEWS across Hastings and to Blacklands Church.

The property offers modern comforts including gas fired central heating and double glazing but is IN NEED OF SOME MODERNISATION. Accommodation comprises a porch, entrance hall, LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS, CONSERVATORY and bathroom. The property also has the benefit of a GARAGE, which can be accessed via an access road off of Ashford Way.

Conveniently positioned within easy reach of bus routes, offering lots of potential for improvement.

Please call the owners agents now to book your viewing.

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

Opening into:

#### **PORCH**

Part brick construction, double glazed windows to side and front elevations, single step up to:

#### **ENTRANCE HALL**

Radiator, telephone point, door to large storage cupboard housing gas meter and consumer unit for the electrics, door to:

#### **LOUNGE-DINER**

14'9 x 13'7 max (4.50m x 4.14m max )

Coving to ceiling, York stone fireplace with inset gas living flame fire, television point, radiator, large double glazed window to front aspect, further door to inner hall.

#### **KITCHEN**

9'6 x 8'8 (2.90m x 2.64m)

Larder style cupboard, wall mounted boiler, part tiled walls, wood laminate flooring, double glazed window to door to side aspect having lovely views over

Hastings with views of Blacklands Church. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, built in electric hob with oven, grill and microwave, inset drainer-sink unit with mixer tap, space and plumbing for washing machine.

#### **INNER HALL**

Radiator, loft hatch providing access to loft space, airing cupboard housing immersion heater, doors to:

#### **BEDROOM**

14'7 x 9'8 (4.45m x 2.95m)

Range of fitted bedroom furniture, radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

12'6 x 8'8 (3.81m x 2.64m)

Fitted bedroom furniture, radiator, double glazed sliding patio doors to:

#### **CONSERVATORY**

18'8 x 6'3 (5.69m x 1.91m)

Part brick construction, double glazed windows, double glazed sliding patio doors.

#### **BATHROOM**

Bath with shower over, low level wc, part tiled walls, double glazed pattern glass window to side aspect.

#### **OUTSIDE - FRONT**

Occupying a quiet position set back from the road with a pedestrian walkway leading to the front door, lawned front garden, path to front door.

#### **REAR GARDEN**

Good size and laid to lawn with established planted borders, path running down the side elevation with metal railings, gated access to front garden. The garden enjoys plenty of afternoon sunshine, potting shed and lovely views of various churches in the area and a personal door to:

#### **GARAGE**

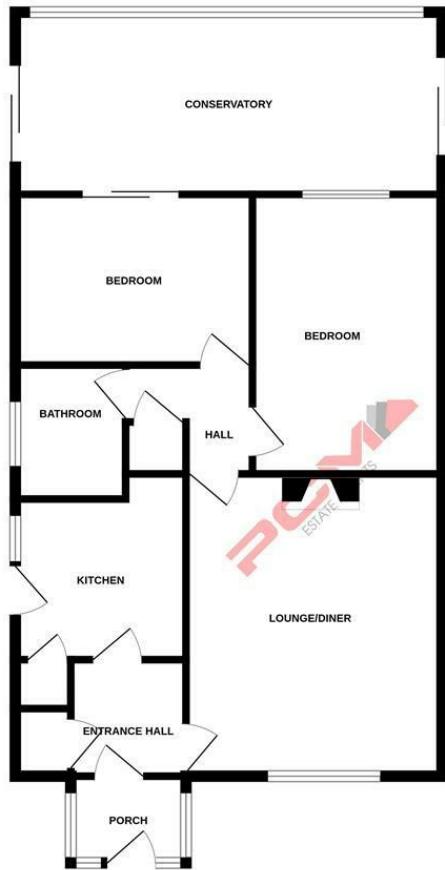
17' x 8' (5.18m x 2.44m)

Up and over door, personal door to garden, power and light.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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 <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			
EU Directive 2002/91/EC			
England & Wales			