



ESTATE AGENTS

Toscamar, Farley Way, Hastings, TN35 4AS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In The Region Of £420,000

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this DETACHED TWO BEDROOM BUNGALOW, located within the highly sought-after village of Fairlight. The property occupies a GENERAOUS PLOT in a peaceful and desirable position, benefitting from a LARGE PRIVATE GARDEN, GARAGE and AMPLE OFF ROAD PARKING.

The accommodation is spacious and well-presented throughout, comprising an entrance porch, welcoming hallway, and a bright 18ft LOUNGE with VIEWS over the rear garden. There is also a DUAL ASPECT DINING ROOM with sliding patio doors opening directly to the garden, providing an ideal space for entertaining or relaxing.

Externally, the property features a well-maintained front garden with PARKING FOR MULTIPLE VEHICLES and access to the GARAGE via an electric up-and-over door. The beautifully established SOUTH-FACING REAR GARDEN offers a high degree of privacy, with mature planting and generous lawned areas, perfect for outdoor enjoyment.

Set in this RARELY AVAILABLE and CHARMING LOCATION within Fairlight, the property enjoys close proximity to the picturesque Firehills and Fairlight Country Park, while also being within easy reach of Hastings, its seafront, and a range of local amenities.

This delightful bungalow represents an excellent opportunity for those seeking a well-proportioned home in a QUIET YET CONVENIENT SETTING. Please call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Further door to:

ENTRANCE HALLWAY

Tow storage cupboards, radiator, loft hatch.

LOUNGE

18'0" x 12'0" (5.49m x 3.66)

Spacious with double glazed window to rear aspect, radiator, gas fire.

KITCHEN

10'11 x 9' (3.33m x 2.74m)

Fitted with a range of eye and base level units with worksurface, four ring gas hob with extractor, double glazed window to front aspect, radiator, single glazed windows to side aspect and single glazed door with access to:

BEDROOM ONE

11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to front aspect, built on wardrobe with hanging space and shelves, radiator.

BEDROOM TWO/ DINING ROOM

12' narrowing to 9'8 x 10'11 (3.66m narrowing to 2.95m x 3.33m)

Built in wardrobes, archway into the dining room with radiators, dual aspect double glazed windows and a sliding patio door that is also double glazed with access out into the garden via steps, two glass doors leading to:

UTILITY ROOM

14' x 6' (4.27m x 1.83m)

Space and plumbing for washing machine, sockets for fridge and freezer, radiator, double glazed door to rear providing access to the garden.

BATHROOM

Electric shower, wc, wash hand basin, radiator, tiled walls and extractor fan.

GARAGE

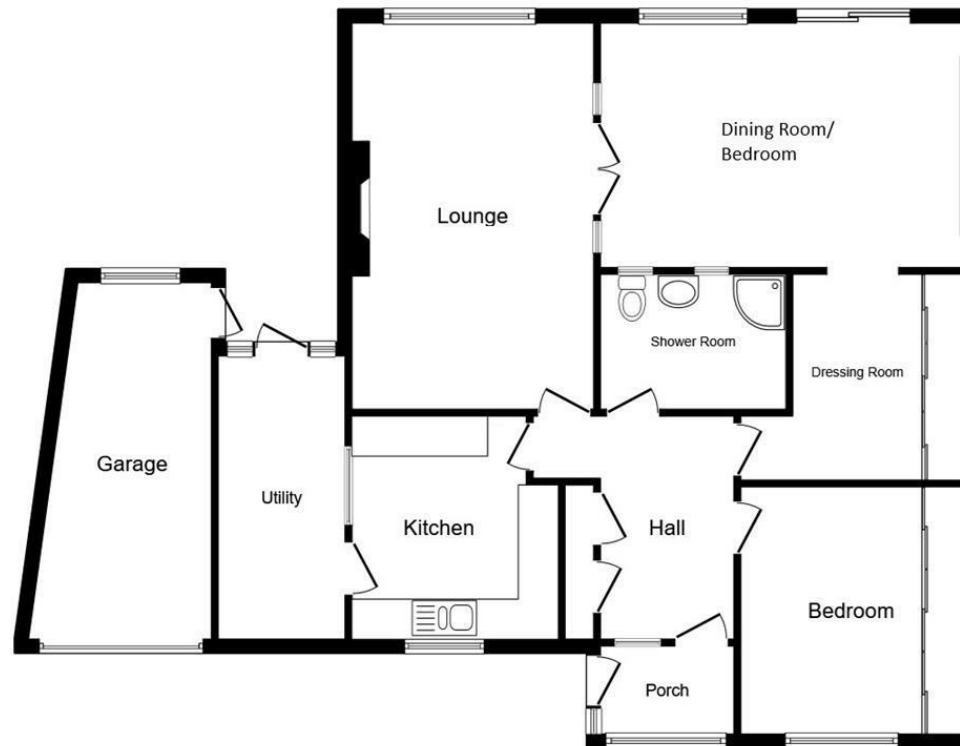
17'3 x 9'11 narrowing to 6' (5.26m x 3.02m narrowing to 1.83m)

Electric up and over door, single glazed window to rear aspect, door providing access to the garden from the rear.

REAR GARDEN

Featuring a range of mature trees and shrubs, two sheds, greenhouse, access to the front of the property via a gate that is currently split into two tiers, one with a small pond, steps down to a smaller section of lawn with further access to a small wooded area with a small stream running through this and narrowing to the bottom.





Floor Plan

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	