



ESTATE AGENTS

**1a, Hods Wood Road, Hastings, TN34 2BJ**

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

**Guide Price £475,000**



**\*\* GUIDE PRICE £475,000 to £500,000 \*\***

PCM Estate Agents are delighted to offer for sale an opportunity to secure this exceptionally well-presented FIVE BEDROOM DETACHED CHALET-STYLE BUNGALOW, offering spacious and versatile accommodation arranged over two floors.

To the ground floor there is a spacious and welcoming entrance hall, a generous DUAL ASPECT LOUNGE flooded with natural light and enjoying views over both the front and rear gardens, a large MODERN KITCHEN-DINING ROOM having sliding doors leading to the rear garden, ideal for family living and entertaining. There are THREE WELL-PROPORTIONED BEDROOMS, family bathroom and a SEPARATE WC completing the ground floor accommodation. To the first floor, the property offers TWO DOUBLE BEDROOMS, one of which benefits from a private EN SUITE BATHROOM.

Externally, the property enjoys OFF ROAD PARKING for two vehicles, a well-maintained front garden and a delightful rear patio garden with SUMMER HOUSE, creating an excellent space for outdoor entertaining during the warmer months.

Conveniently positioned within easy reach of local amenities, this IMPRESSIVE HOME must be viewed to fully appreciate its position, space and quality of accommodation on offer. Early viewing is highly recommended, please contact PCM Estate Agents now to arrange your appointment.

#### **PRIVATE FRONT DOOR**

Opening into:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, additional storage cupboard, wall mounted thermostat, radiator, door opening to:

#### **LOUNGE**

17'9 x 11'10 (5.41m x 3.61m)

Dual aspect with windows to views to the front and overlooking the rear garden, radiator.

#### **KITCHEN-DINER**

17'8 x 10'3 (5.38m x 3.12m)

Fitted with a range of eye and base level units, integrated dishwasher, four ring gas hob with oven below and extractor over, inset sink with mixer tap, ample countertop space, further seating to breakfast bar/ island, space for tall fridge freezer, integrated washing machine, opening to dining area with radiator, cupboard housing boiler, opening to a small section of utility space housing the tumble dryer and further additional storage, double glazed sliding doors providing access onto the garden, two circular windows to rear aspect. Opening to:

#### **BEDROOM/ OFFICE**

14'8 x 7'6 (4.47m x 2.29m)

Double glazed window to side aspect, radiator.

#### **BEDROOM**

12'8 x 9'6 (3.86m x 2.90m)

Built in wardrobe, double glazed window to side aspect, radiator.

#### **BEDROOM**

11'6 x 9'5 (3.51m x 2.87m)

Double glazed window to front aspect, radiator.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment, inset sink with storage beneath, dual flush wc, chrome heated style towel rail, double glazed frosted window to front aspect, part tiled walls.

#### **SEPARATE WC**

Low level dual flush wc, wash hand basin with mixer tap, radiator, double glazed frosted window to front aspect, double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Ample space to sit and enjoy along with a Velux window providing views over Hastings and the rooftops, door opening into:

#### **MASTER BEDROOM**

12'5 max x 10'3 max (3.78m max x 3.12m max )

Built in wardrobe, double glazed window to front aspect providing pleasant views, radiator, opening to eaves storage, door into:

#### **EN SUITE**

Panelled bath with mixer tap, low level dual flush wc, sink with mixer tap and storage below, chrome heated style towel rail, double glazed Velux window and extractor fan.

#### **BEDROOM**

11'6 x 6'8 (3.51m x 2.03m)

Built in wardrobe with hanging space, double glazed window to rear aspect providing views to the garden.

#### **REAR GARDEN**

Large area of patio, ample space for outdoor entertaining and space for table and chairs, shed, good sized area of patio with area of stones, summer house with power and light; could be utilised as a home office or entertaining space. Rear gated access to front, range of mature trees and bushes to the side aspect.

#### **OUTSIDE - FRONT**

Providing off road parking for multiple vehicles, good sized area of lawn, range of mature trees and shrubs providing privacy, feature pond.

Council Tax Band: D

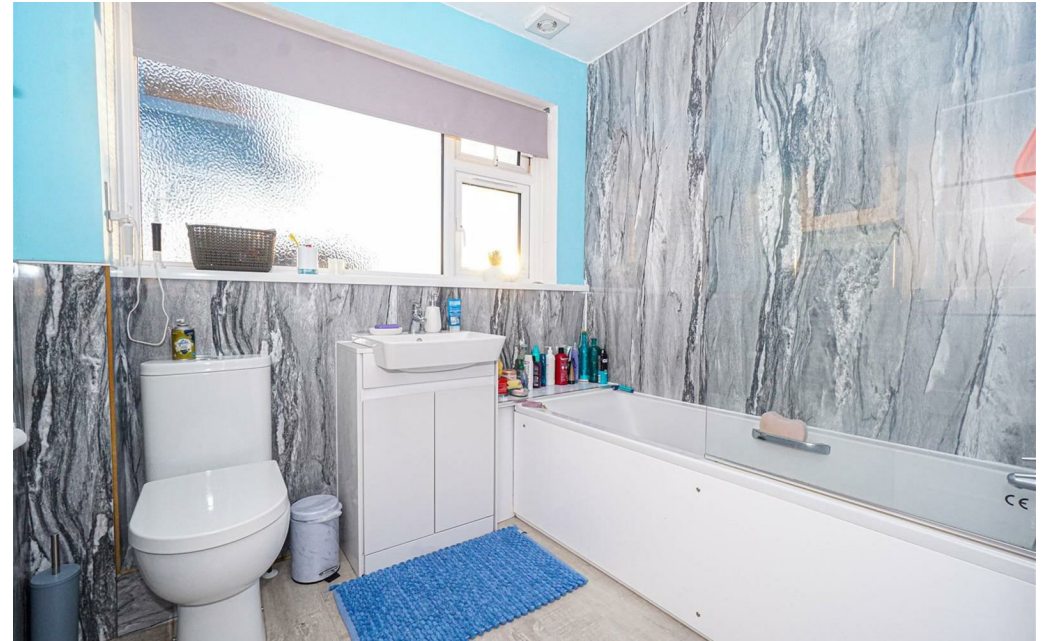




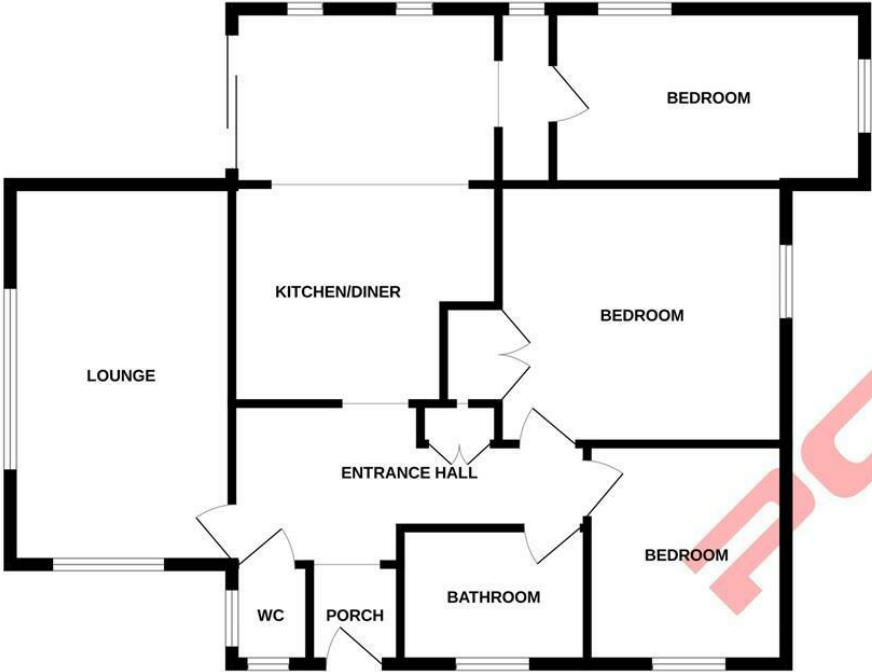




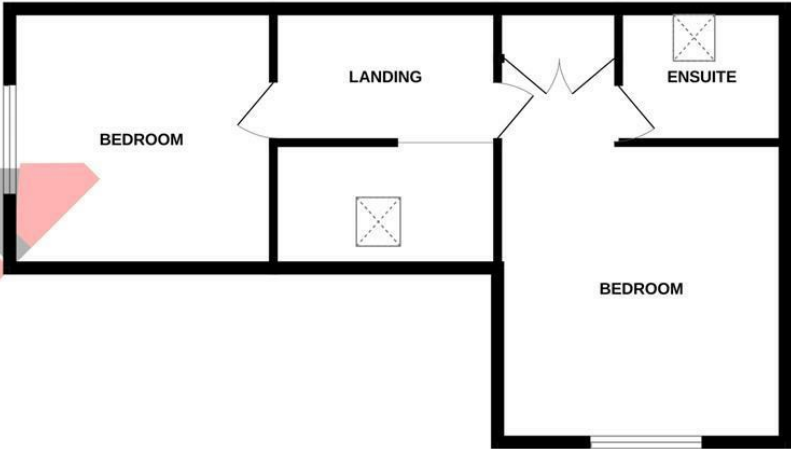




GROUND FLOOR



1ST 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.