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**Offers In Excess Of £294,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE TWO DOUBLE BEDROOM DETACHED BUNGALOW, positioned on this sought-after road within Hastings. Located within easy reach of Alexandra Park, bus routes and nearby amenities.

This bungalow offers modern comforts including gas fired central heating, double glazing and well-proportioned accommodation comprising a spacious entrance hall with AMPLE STORAGE, TRIPLE ASPECT LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS, bathroom and SEPARATE WC. The property has GARDENS extending to the side/rear elevations, a GARAGE and a DRIVEWAY.

Whilst the bungalow is IN NEED OF SOME MODERNISATION it does present well to the market, giving the eventual buyer the opportunity to put their own personality into it. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED PATTERN GLASS FRONT DOOR**

With window to side opening to:

#### **SPACIOUS ENTRANCE HALL**

Loft hatch providing access to loft space, cupboard housing immersion heater, storage cupboard housing gas meter and electrics, telephone point, door to:

#### **LOUNGE-DINING ROOM**

16'3 x 11'7 (4.95m x 3.53m)

Triple aspect room with double glazed windows to both side and front elevations, radiator, television point, tiled fireplace with inset gas living flame fire, double glazed door to side aspect leading to a side section of garden.

#### **KITCHEN**

12'5 x 9'5 (3.78m x 2.87m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for cooker, space and plumbing for washing machine and tall fridge freezer, wood laminate flooring, radiator, wall mounted boiler, double glazed window to rear aspect with views onto the garden, double glazed window & double glazed door with pattern glass to side overlooking and providing access to the garden.

#### **BEDROOM**

15'9 x 11'8 (4.80m x 3.56m)

Built in wardrobes, radiator, double aspect room with double glazed windows to front and side elevations.

#### **BEDROOM**

12'1 x 9' (3.68m x 2.74m)

Radiator, double glazed window to side aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, part tiled walls, double glazed pattern glass window to rear aspect.

#### **WC**

Low level wc, double glazed pattern glass window to rear aspect.

#### **GARDEN**

Extending off both the side and rear elevations, in need of cultivation, gated side access leading to the driveway, fenced boundaries and patio.

#### **GARAGE**

Up and over door, with parking space in front.

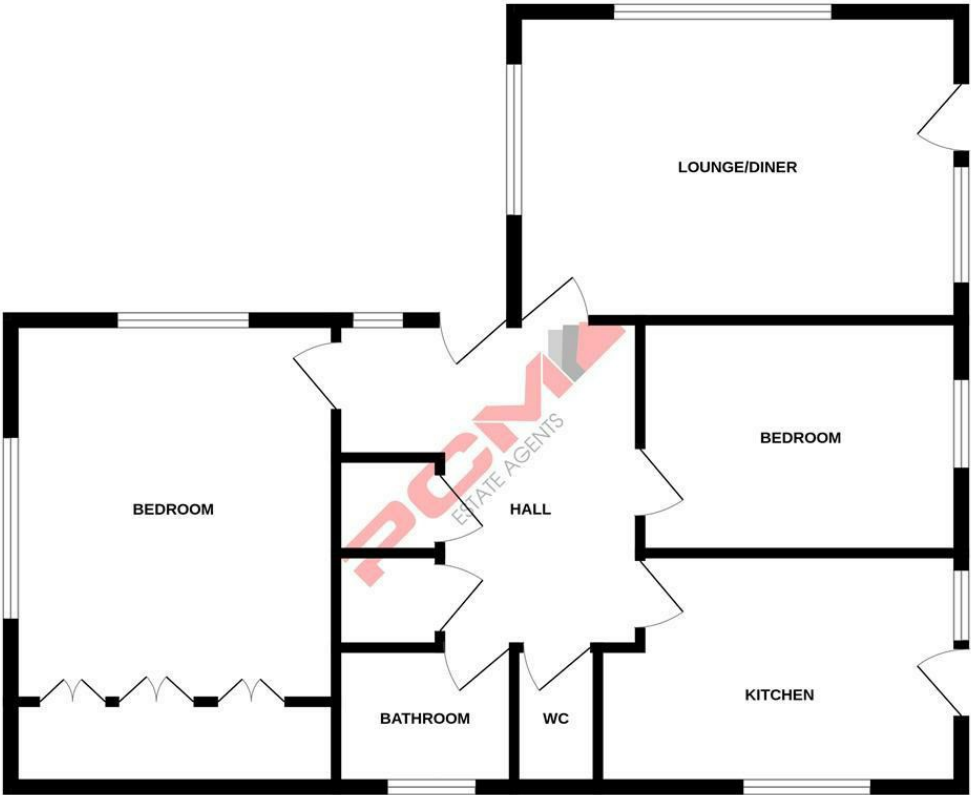
#### **OUTSIDE - FRONT**

Occupying a corner plot with gated access to both side and front elevations with path leading to the front door, section of lawn., planting beds.





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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