



Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**3, Whittingtons Way, Hastings, TN34 2AS**

**Price £285,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this RARELY AVAILABLE TWO BEDROOM DETACHED BUNGALOW with SEA VIEWS tucked away towards the end of this highly sought after and quiet cul de sac within the popular ST HELENS REGION of Hastings.

The property is offered to the market CHAIN FREE and offers spacious accommodation throughout comprising entrance porch, entrance hall, lounge enjoying the aforementioned views, 23FT KITCHEN/DINER with doors leading out to the garden, inner hallway, TWO DOUBLE BEDROOMS, bathroom and separate wc.

The property benefits from a GARAGE located in a nearby block in addition to PRIVATE AND SECLUDED REAR GARDENS to the side and rear.

Viewing comes highly recommended for those seeking a SPACIOUS BUNGALOW, please call the owners agents now to book your appointment to view.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Double glazed windows to front and side aspects enjoying pleasant far reaching views towards the sea.

#### **ENTRANCE HALL**

storage/coat cupboard with sliding door, wall mounted thermostat control for central heating, radiator.

#### **LOUNGE**

17'4 x 10'11 (5.28m x 3.33m)

Double glazed window to front and side aspects enjoying far reaching views towards the sea, radiator, television point. Door to:

#### **INNER HALLWAY**

Radiator, telephone point, storage cupboard housing wall mounted gas fired boiler. Door to:

#### **KITCHEN/DINER**

23'6 x 9'3 narrowing to 6'5 (7.16m x 2.82m narrowing to 1.96m)

Kitchen comprises a range of eye and base level units with work surfaces, four ring gas hob with extractor above and space for oven below, space and plumbing for washing machine, space for fridge/freezer, stainless steel inset sink with mixer tap, dining area offers space for table and chairs, double glazed windows to front and side aspect, door to side giving access to garden.

#### **BEDROOM**

13' x 10'10 (3.96m x 3.30m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

11'2 x 10'2 (3.40m x 3.10m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, shower attachment, wash hand basin, heated towel rail.

#### **SEPARATE WC**

Low level wc, double glazed obscure glass window to side aspect.

#### **REAR GARDEN**

The property enjoys private and secluded gardens to the rear and side with patio area ideal for seating and entertaining. The rest of the garden is mainly laid to lawn with a range of mature shrubs and plants, storage shed, outside tap, side access to front.

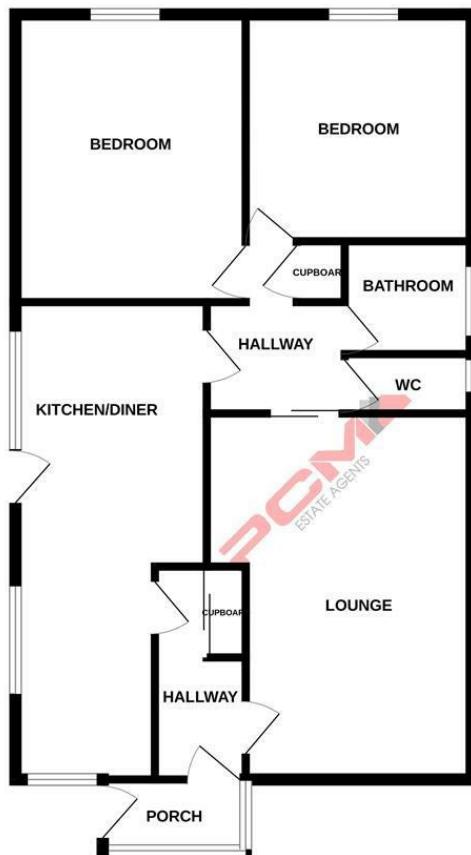
#### **GARAGE**

Located in a block nearby with up and over door.

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		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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)	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			