



**21, Ashford Road, Hastings, TN34 2HA**

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

**Price £325,000**

An EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW with TWO WC's and TWO DRIVEWAYS. Located on this highly sought-after road within easy reach of Alexandra Park and Hastings town centre. Offered to the market CHAIN FREE.

The property has spacious accommodation throughout comprising a porch, hallway, lounge, KITCHEN being OPEN PLAN onto the DINING ROOM, TWO DOUBLE BEDROOMS, a SHOWER ROOM with WC in addition to a SEPARATE WC. Externally the property boasts a GENEROUSLY SIZED PRIVATE REAR GARDEN offering ample space for seating and entertaining, as well as a number of OUTBUILDINGS, whilst to the front of the property there are TWO DRIVEWAYS one of which leads to a CAR PORT and GARAGE.

The property is situated within easy reach of public transport links to Hastings town centre. If you are looking for a SPACIOUS DETACHED BUNGALOW on a sought-after road, look no further and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Door leading to:

#### **HALLWAY**

Built in storage/ cloaks cupboard, separate airing cupboard, wall mounted thermostat control, radiator.

#### **LOUNGE**

15'10 x 11'7 (4.83m x 3.53m)

Double glazed windows to front and side aspects, feature fire surround, radiator.

#### **KITCHEN**

11'11 x 9'10 (3.63m x 3.00m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob, integrated oven and grill, space for fridge freezer, under cabinet space for further appliances, inset one & ½ bowl stainless steel inset sink with mixer tap, radiator, double glazed window to side aspect, open plan to:

#### **DINING ROOM**

10'1 x 9'7 (3.07m x 2.92m)

Double glazed door to rear aspect leading out to the garden, part double glazed door to side aspect providing access to the driveway.

#### **BEDROOM**

11'7 x 11'3 (3.53m x 3.43m)

Double glazed windows to front and side aspects, radiator.

#### **BEDROOM**

11'11 x 11'3 (3.63m x 3.43m)

Double glazed window to rear aspect, radiator.

#### **SHOWER ROOM**

Walk in double shower with shower screen, wc, wash hand basin, radiator, part tiled walls, double glazed obscured window to rear aspect.

#### **SEPARATE WC**

Dual flush wc, double glazed obscured window to rear aspect.

#### **REAR GARDEN**

The property enjoys a private rear garden arranged over three tiers with the first section comprising a spacious patio area abutting the property, storage shed, side access to the front of the property and access to the garage. The mid section of garden is partly laid with patio providing further space for seating and entertaining, summer house and separate storage shed. The upper section of garden is predominantly laid to lawn with a range of mature shrubs, greenhouse and a further storage shed.

#### **OUTSIDE - FRONT**

Two driveways, one of which leading to the garage, car port and an area of front garden.

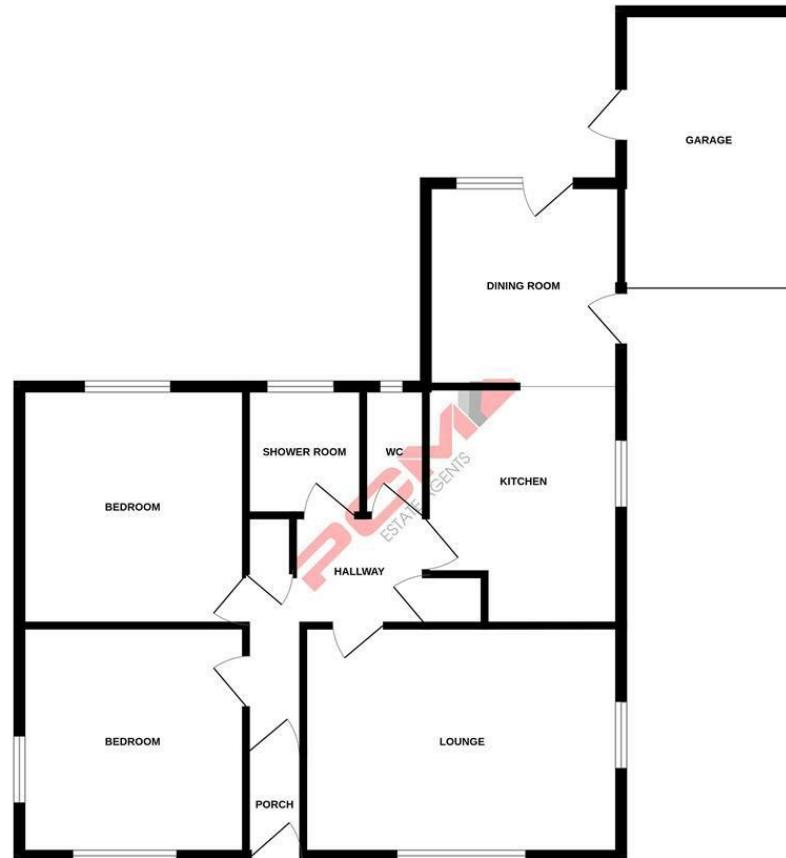
#### **GARAGE**

Up and over door, personal door to side aspect providing access to the rear garden.

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 equipment 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)	A		81
(81-91)	B		62
(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			
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			

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.