



ESTATE AGENTS

**80, Park Avenue, Hastings, TN34 2PN**

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**Price £375,000**



PCM Estate Agents are pleased to offer to the market this well-maintained and presented THREE BEDROOM SEMI-DETACHED BUNGALOW situated in a RARELY AVAILABLE and location, close to St Helens Woods. The property benefits from OFF ROAD PARKING, GARAGE and has an immaculate FRONT AND REAR GARDEN.

The accommodation is spacious, well-presented and versatile comprising an entrance hall, LARGE LOUNGE-DINER, kitchen THREE DOUBLE BEDROOMS, SHOWER ROOM and a SEPARATE WC. The GARDEN is well-presented with various outbuildings including shed, SUMMER HOUSE and an under-cover seating area. The property has OFF ROAD PARKING for two cars and a GARAGE.

Situated in the sought-after St Helens region of Hastings, within easy reach of Alexandra Park and Hastings town centre.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

With frosted window, leading to:

#### **SMALL PORCH**

UPVC door with frosted glass leading to:

#### **HALLWAY**

Loft hatch providing access to loft space, radiator, thermostat, storage cupboard, leading to:

#### **SEPARATE WC**

WC, wash hand basin, radiator, double glazed frosted window to side aspect.

#### **LOUNGE-DINER**

21'2 max x 15'10 max (6.45m max x 4.83m max )

Gas fire with wooden feature surround, two radiators, coving to ceiling, double glazed dual opening patio doors to the garden with two windows either side.

#### **KITCHEN**

11'2 x 10'5 max (3.40m x 3.18m max )

Fitted with eye and base level cupboards, inset sink, two large cupboards one of which housing the boiler and the other being a larder, four ring electric hob and electric oven, space for fridge freezer, tiled flooring, part tiled walls, plumbing and space for washing machine, radiator, coving to ceiling, double glazed UPVC door to the side providing access to the garden and large double glazed window overlooking the garden.

#### **BEDROOM**

11'3 x 9'11 (3.43m x 3.02m)

Radiator, coving to ceiling, large double glazed window to front aspect overlooking the front garden.

#### **BEDROOM**

14'11 x 12' (4.55m x 3.66m)

Coving to ceiling, radiator, large double glazed window to front overlooking the front garden.

#### **BEDROOM**

12'10 x 8'7 (3.91m x 2.62m)

Dual aspect with double glazed windows to rear and side overlooking the garden, radiator, coving to ceiling, internal window to lounge-diner.

#### **SHOWER ROOM**

Shower with tiled surround, wc, wash hand basin, airing cupboard, tiled flooring, mirrored vanity cupboard, part tiled walls, radiator, frosted double glazed window to side aspect.

#### **OUTSIDE - FRONT**

Area of lawn, flowerbeds, gated side access to the rear, off road parking for one vehicle, access to:

#### **GARAGE**

Up and over door.

#### **REAR GARDEN**

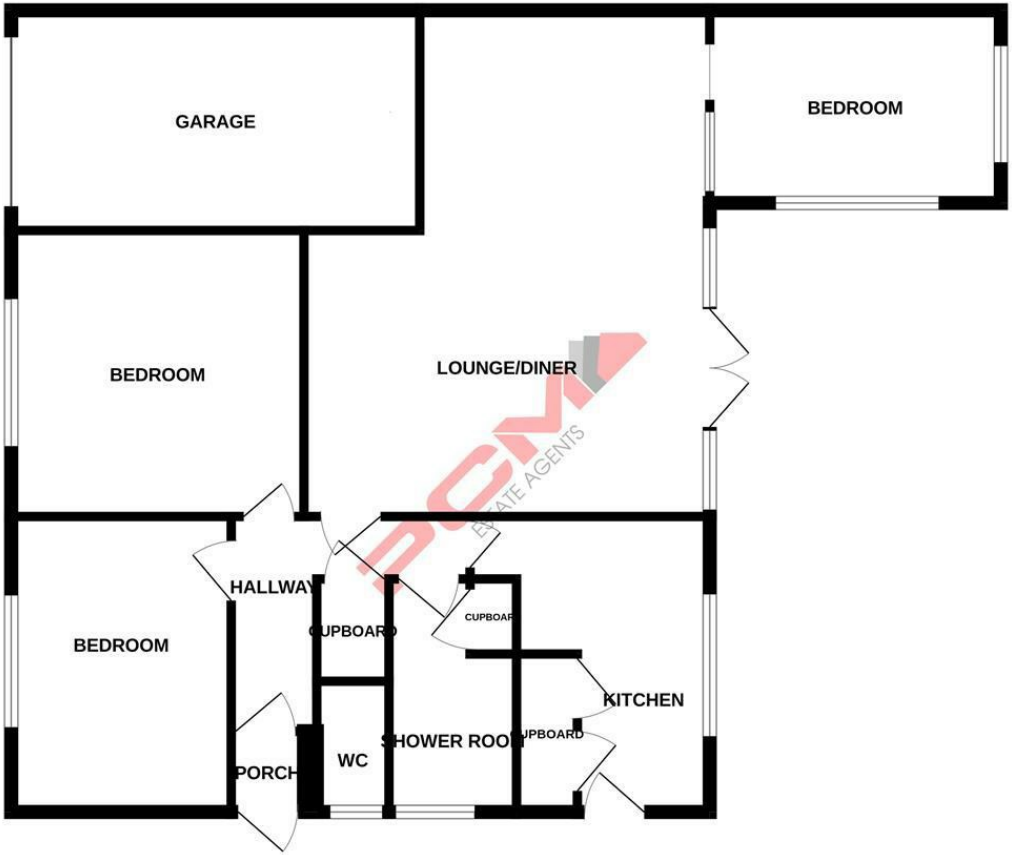
Paved area being perfect for enjoying the afternoon sun, area of lawn, outbuildings including a shed, summer house and an open air seating area. The garden is private and enjoys a lovely green outlook.

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 operability 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                                 |         |           |
| (81-91) 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 <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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |