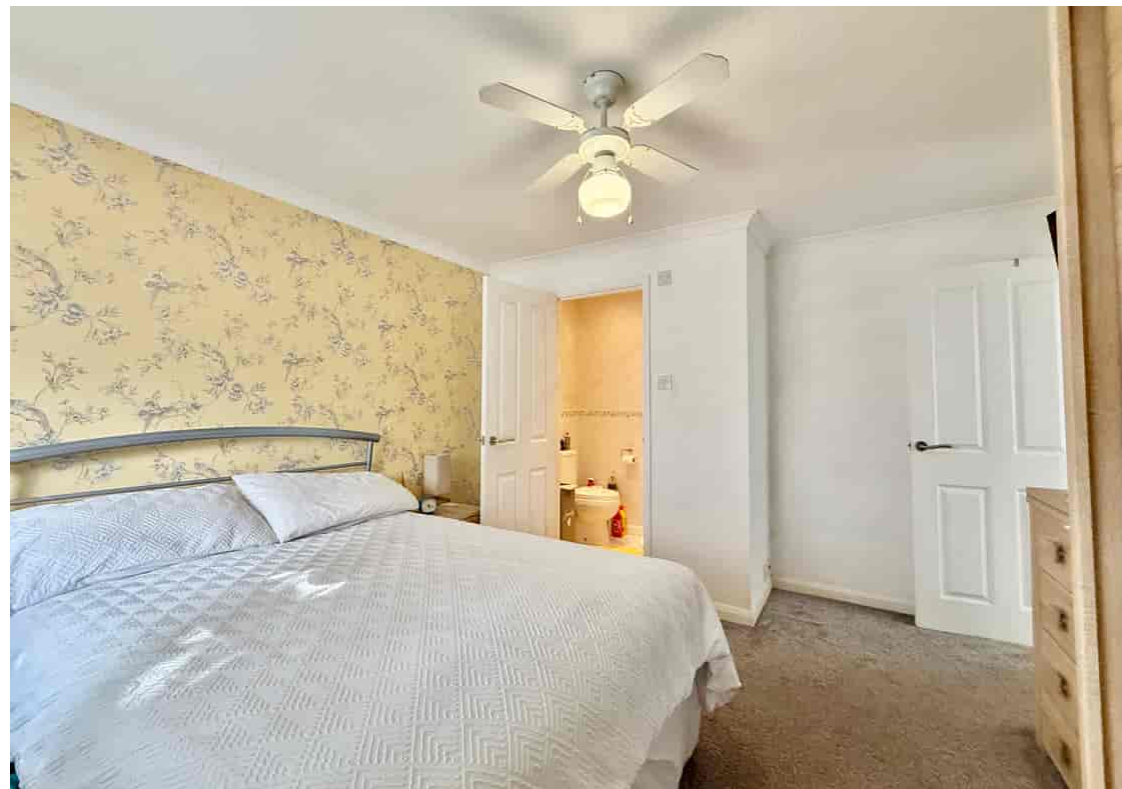




40 Pine Avenue, Hastings, East Sussex, TN34 3PR

Detached 3 Bedroom Bungalow With Stunning Views £389,950 - Freehold

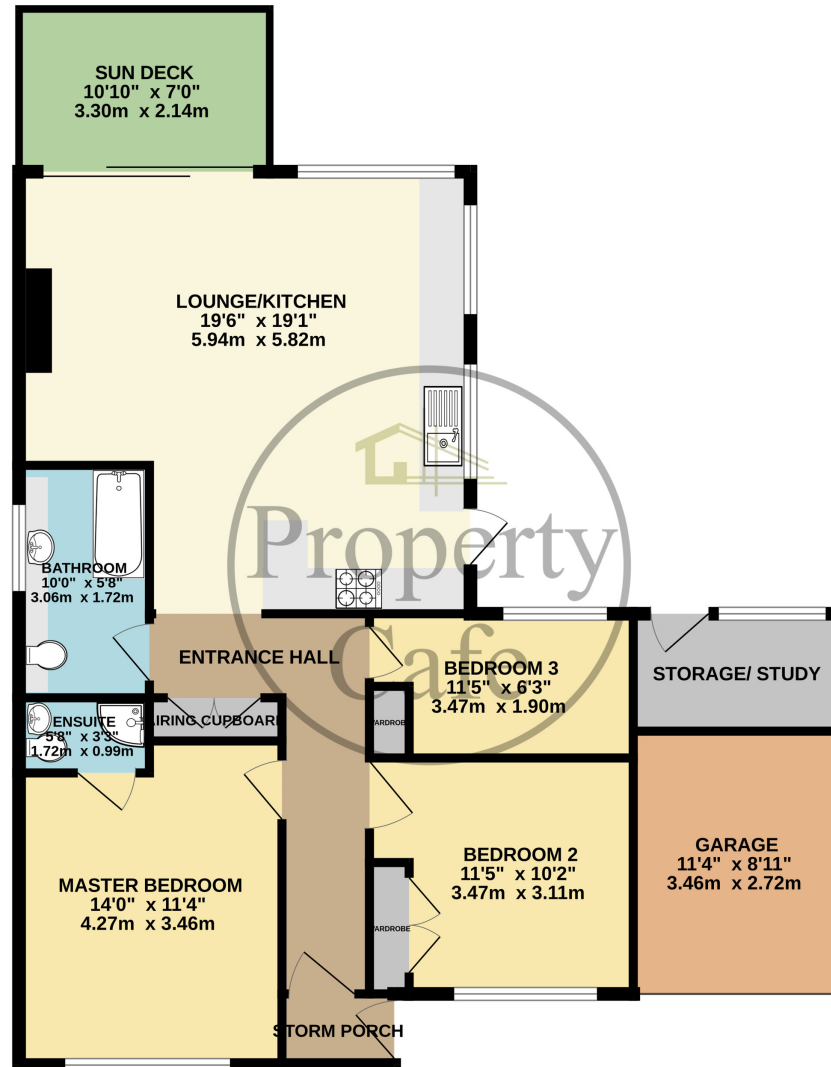




A lovely well size 3 Bedroom Detached bungalow in the Pine Avenue Area of Hastings - Benefits & Accommodation Include** A Light-Filled Inner Hallway**A Generous Triple Aspect Lounge-Diner with Views Across Clive Vale**Three Well-Proportioned Bedrooms**A Modern Fitted Kitchen**A Contemporary, Well-Presented Shower Room **Recently Redecorated in Neutral Tones Throughout**Raised Decking Area Offering Elevated Views Across Clive Vale**A Lovely Mature Garden with a Block-Paved Patio to the Rear**Single, Well-Tended Garden Space – Ideal for Low Maintenance Living**Large Amount of Off-Road Parking to the Front & Side**Located on a Quiet, Unadopted Road Offering Privacy & Seclusion**Gas Fired Central Heating with Hive-Compatible Boiler**A Generous Plot Extending to the Front, Side & Rear**Situated Close to Excellent Schools, Local Shops & Transport Facilities**Easy Access to The Ridge & the New Bexhill-Hastings Link Road**Recently Upgraded Loft Insulation & Updated Electrical Consumer Board**Internal Viewing is Highly Recommended



GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

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.
Made with Metropix 52025

Bedrooms: 3
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2554.14
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated on the outskirts of Hastings & close to The Ridge within a popular & quiet residential area. There are excellent shopping & transport facilities close by. The nearby area offers both independent & main brand shops providing a wide range of services. You will also find main bus routes into the town centre close by, and Ore Mainline railway station is only 1.5 miles away, offering excellent regular routes into Bexhill, Eastbourne, Brighton, Gatwick & London. The new Bexhill-Hastings Link Road is within easy driving distance, providing quicker access to the A21 and the Conquest Hospital. **NB: In accordance with the 1979 Estate Agency Act, we hereby disclose that the vendor of this property is a close relation to a member of staff of Property Cafe.**

- Three Well-Proportioned Bedrooms
 - Gas Fired Central Heating with Hive-Compatible Boiler
 - Internal Viewing is Highly Recommended
 - A Generous Triple Aspect Lounge-Diner with Views Across Clive Vale
 - Located on a Quiet, Unadopted Road Offering Privacy & Seclusion
- Recently Upgraded Loft Insulation & Updated Electrical Consumer Board
 - Single, Well-Tended Garden Space – Ideal for Low Maintenance Living
 - Double Glazed Windows Throughout
 - Situated Close to Excellent Schools, Local Shops & Transport Facilities